



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Tess Nguyen, Associate Planner *TN*
DATE: July 9, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 13-006 (CRUNCH FITNESS HEALTH CLUB)

PROJECT

APPLICANT: Bill Fancher, Fancher Development, 1342 Bell Avenue, Suite 3K, Tustin CA 92780

PROPERTY

OWNER: Todd Buckstein, Kimco Realty, 23 Mauchly, Suite 100, Irvine CA 92618

LOCATION: 5894-5910 Edinger Avenue, 92647 (southwest corner of Edinger Avenue and Springdale Street)

STATEMENT OF ISSUE:

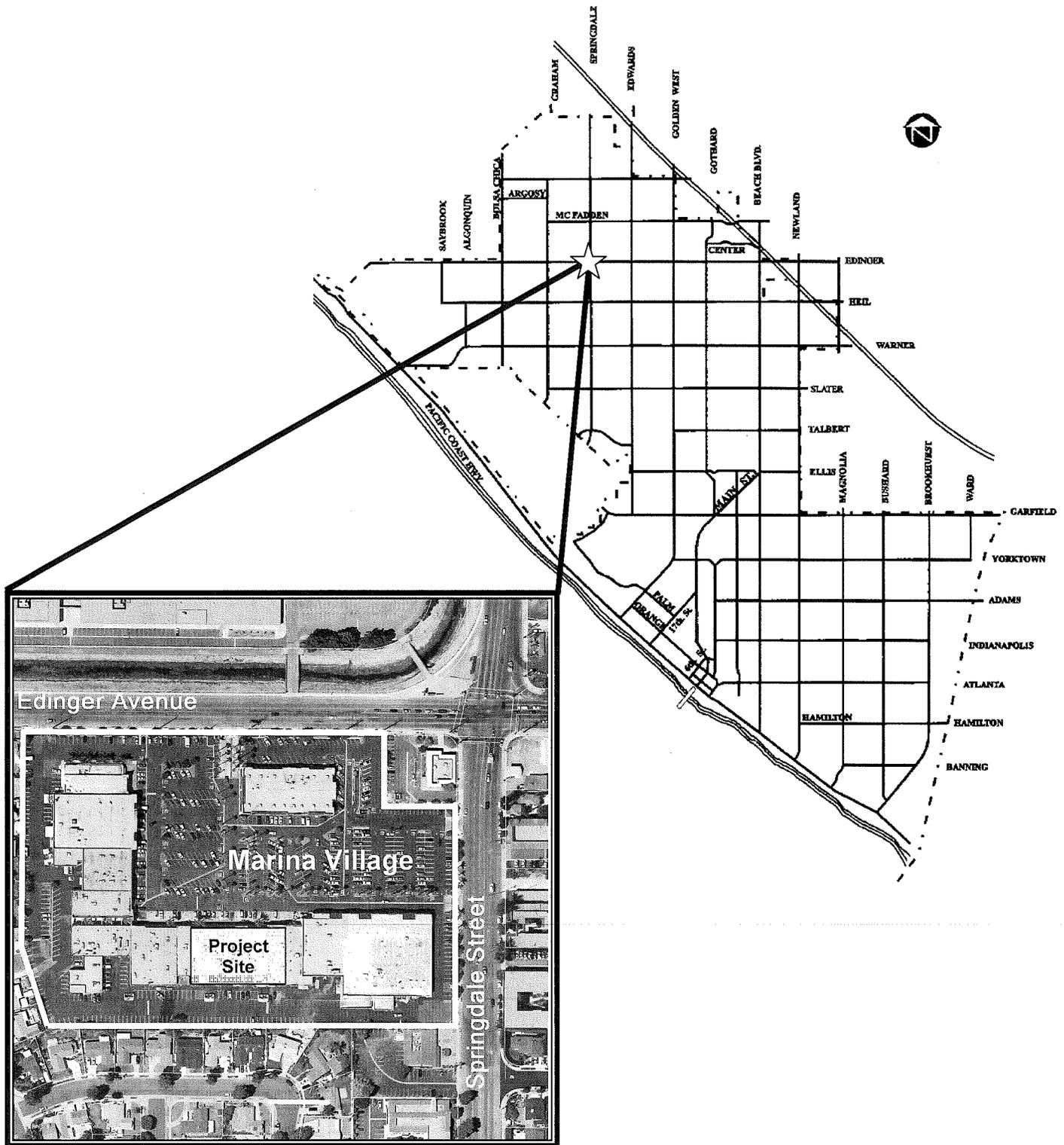
- ◆ Conditional Use Permit No. 13-006 request:
 - To establish a commercial recreation and entertainment use (health club) within five existing suites totaling 16,960 sq. ft., including personal instruction areas, locker rooms, free weights, and cardio areas within an existing multi-tenant commercial shopping center.

- ◆ Staff's Recommendation:
 - Approve Conditional Use Permit No. 13-006 based upon the following:
 - Compliance with the General Plan designation of Commercial General.
 - Compliance with all minimum development standards including parking.
 - Compatible with surrounding land uses.

RECOMMENDATION:

Motion to:

- A. "Approve Conditional Use Permit No. 13-006 with suggested findings and conditions of approval (Attachment No. 1)."



VICINITY MAP
CONDITIONAL USE PERMIT NO. 13-006
(CRUNCH FITNESS HEALTH CLUB—5894-5910 EDINGER AVENUE)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Continue Conditional Use Permit No. 13-006 and direct staff accordingly."
- B. "Deny Conditional Use Permit No. 13-006 with findings for denial."

PROJECT PROPOSAL:

Conditional Use Permit No. 13-006 represents a request to establish a 16,960 sq. ft. commercial recreation and entertainment use (health club) consisting of personal instruction areas, locker rooms, free weights and cardio areas within an existing multi-tenant commercial shopping center pursuant to Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Commercial Recreation and Entertainment, of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The project site is located within the Marina Village shopping center at the southwest corner of Edinger Avenue and Springdale Street. The established shopping center contains a variety of commercial uses. The health club is located within a one-story commercial building, occupying five existing suites totaling approximately 16,960 sq. ft. The site is provided with 711 onsite parking spaces which are located to the front and rear of the building.

The health club will employ approximately 5-6 full time employees and 30 part time employees (personal trainers and class instructors). The proposed hours of operation area are from 5:00 AM to 12:00 AM (midnight), seven days a week. The peak hours of business are from 7:00 AM to 10:00 AM and 5:00 PM to 7:00 PM.

ISSUES:

Subject Property and Surrounding Land Use, Zoning, and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General – 0.35 Max Floor Area Ratio)	CG (Commercial General)	Marina Village Shopping Center
North (across Edinger Avenue) of Subject Property:	P (I) (Public)(Industrial)	PS (Public-Semipublic)	Marina High School
South Subject Property:	RL-7 (Residential Low Density – 7 du/ac) and CG-F1 (Commercial General – 0.35 Max Floor Area Ratio)	RL (Residential Low Density) and CG (Commercial General)	Single Family and Commercial Uses
East (across Springdale Street) of Subject Property:	RMH-25	RMH	Multi-Family Residential Uses
West of Subject Property:	RL-7	RL	Single Family Residential Uses

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CG-F1 (Commercial General – 0.35 Max Floor Area Ratio). The proposed project is consistent with this designation and the policies, objectives, and goals of the City’s General Plan as follows:

Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 10 Achieve the development of a range of commercial uses.

Objective LU 10.1 Provide for the continuation of existing and the development of diversity of retail and service commercial use that oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.

Policy LU 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).

Policy LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The establishment of the Crunch Fitness health club promotes re-use of prior commercial suites in a manner that will be consistent with the aforementioned policies, goals, and objectives of the City’s General Plan. The project is consistent with General Plan Land Use goals, objectives and policies, which encourage additional recreational amenities such as health clubs and advocate development of new facilities where they are compatible with adjacent uses. The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area and facilitates continued viability of the commercial center.

Zoning Compliance:

The proposed project is located within the Commercial General zoning district and the request complies with the requirements of that designation. The request to establish a commercial recreation and entertainment use (health club) requires review and approval of a conditional use permit by the Planning Commission. The proposed health club land use requires more parking than the previous commercial uses (refer to the table below). The applicant proposes to provide an additional 15 parking spaces (13 parking spaces are required) to the rear of the shopping center. With the provision of additional parking, the proposed health club will comply with the parking requirements.

	EXISTING	PROPOSED
Land Use	16,960 sq. ft. retail	14,165 sq. ft. health club 2,795 sq. ft. group instruction
Parking Rate	one space per 200 sq. ft. retail	one space per 200 sq. ft. health club one space per 100 sq. ft. group instruction
Parking Required	85 spaces	98 spaces
Parking Provided	85 spaces	100 spaces

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project consists of minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning and Building, Fire, and Public Works have reviewed the application and identified applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 4).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on June 27, 2013, and notices were sent to property owners of record and occupants within a 500 ft. radius of the project site, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), applicant, and interested parties. As of July 2, 2013, staff has received no comments in support or opposition to the request.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

May 23, 2013

MANDATORY PROCESSING DATE(S):

Within 60 days of complete application:
July 23, 2013

Conditional Use Permit No. 13-006 was filed on February 26, 2013 and deemed complete on May 23, 2013. The application is scheduled for public hearing before the Planning Commission on July 9, 2013.

ANALYSIS:

Staff supports the proposed health club because the use is compatible with the uses within an existing multi-tenant commercial shopping center. The project will be fully contained within the interior of the tenant space and will not result in additional building floor area. Additional parking will be provided to comply with the parking requirement for the proposed health club. Therefore, the project will be adequately parked and will not have any significant impacts onto abutting properties. The proposed hours of operation are also consistent with existing commercial uses and will not generate impacts to adjacent noise-sensitive uses above the existing conditions. Since a large portion of the subject suites was previously occupied by a fitness center, the proposed health club is not anticipated to generate additional traffic, noise, or other impacts to surrounding properties. In addition, adjacent residential properties to the south are adequately buffered from subject building by an approximately 100-ft. wide parking lot and a minimum six ft. high block wall. Accordingly, staff recommends approval of the request.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – Conditional Use Permit No. 13-006
2. Project Narrative received and dated April 25, 2013
3. Site and Floor Plan received and dated April 25, 2013
4. Code Requirements Letter dated May 23, 2013 (for informational purposes only)

SH:JJ:TN:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 13-006

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, of the CEQA Guidelines, which states that minor alterations to existing structures involving negligible or no expansion are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-006:

1. Conditional Use Permit (CUP) No. 13-006 for the establishment, maintenance, and operation of a 16,960 sq. ft. commercial recreation and entertainment use (health club) consisting of personal instruction areas, free weights, and cardio areas within an existing multi-tenant commercial shopping center will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will be within five suites of an existing multi-tenant commercial shopping center in an area comprised of similar commercial uses. The project will be fully contained within the interior of the tenant space and will not result in additional building floor area. The project will not modify onsite vehicular circulation and will be provided with efficient vehicular ingress/egress from the adjacent right-of-way. With the provision of 13 additional parking spaces, the project will be adequately parked and will not have any significant impacts onto abutting properties. The proposed use is not anticipated to generate additional noise, traffic, or other detrimental impacts onto surrounding properties inconsistent with the subject property's Commercial General zoning. In addition, adjacent residential properties to the south are adequately buffered from subject building by an approximately 100-ft. wide parking lot and a minimum six ft. high block wall.
2. The conditional use permit will be compatible with surrounding uses because it is located entirely within the building in an existing commercial center and surrounded by similar and complementary commercial uses. Since a large portion of the project site was previously occupied by a fitness center, the proposed health club is not anticipated to generate additional traffic, noise, or other impacts to surrounding properties. Additional parking will be provided to comply with the parking requirement for the proposed health club. The proposed hours of operation are also consistent with existing commercial uses and therefore will not generate impacts to adjacent noise-sensitive uses above the existing conditions.
3. The proposed facility will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it is located. The existing building conforms to applicable site development standards including required minimum setbacks, maximum building height, and minimum onsite parking with the provision of 13 additional parking

spaces. Commercial recreation and entertainment use in the CG (Commercial General) zoning district requires a conditional use permit subject to review and approval by the Planning Commission.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG-F1 (Commercial General – 0.35 Max Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 10 Achieve the development of a range of commercial uses.

Objective LU 10.1 Provide for the continuation of existing and the development of diversity of retail and service commercial use that oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.

Policy LU 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).

Policy LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The establishment of the Crunch Fitness health club promotes re-use of prior commercial suites in a manner that will be consistent with the aforementioned policies, goals, and objectives of the City’s General Plan. The project is consistent with General Plan Land Use goals, objectives, and policies, which encourage additional recreational amenities such as health clubs and advocate development of new facilities where they are compatible with adjacent uses. The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area and facilitates continued viability of the commercial center.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-006:

1. The site plan and floor plan received and dated April 25, 2013 shall be the conceptually approved design.
2. Conditional Use Permit No. 13-006 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.

3. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

Narrative for Crunch Fitness
5894-5910 Edinger Ave
Huntington Beach, CA 92649
"Marina Village"

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APR 25 2013
Dept. of Planning
& Building

Crunch Fitness is a full service health club. We specialize in fitness equipment, group classes, personal training. Crunch has yet to determine the hours of operation but it can be expected that the will be in the range of 5am – 12 midnight, 7 days a week. A club of this size will average 5 - 6 full time employees and approximately 30 part time employees (personal trainers and class instructors).

Typically the peak hours of business are 7am -10am and 5pm– 7pm. All our operations are completely indoors. Crunch does not utilize company vehicles.

Crunch will offer the latest in fitness equipment such as bikes, elliptical climbers, stair climbers, rowing machines, and resistance training devices. Training, shaping, spinning, and dance classes are the most popular feature at Crunch.

This new location in Huntington Beach will be comprised of 5 suites (3 of which are vacant space) in the Marina Village Shopping Center. The total amount of square footage Crunch will utilize is approximately 16,960 SF. The northern end of the site, across Edinger Ave., is Marina High School. The western, eastern and southern ends of the location abut residential uses.

HISTORY

Crunch's begins rather inauspiciously: in a basement level aerobics studio in New York City's East Village circa 1989. This, our first location, had no locker rooms, the air conditioning didn't work and after hours break-ins were perennial events.

However, while we lacked the resources to equip the gym with some basic amenities and strong locks we were on an important mission – to make exercise fun. And, accomplishing this mission meant doing away with traditional notions of what a 'serious' workout should be. No easy task. What we did was to invite a highly creative group of fitness instructors with a wide range of expertise to collaborate with us. The result was the development of challenging programming with a completely fresh slant. Offerings like Hip-Hop Aerobics (featuring a live rapper), Co-Ed Action Wrestling and Cyked Yoga Cycling were introduced and, along with others, became the embodiment of this new approach.

The response was overwhelmingly positive, even by jaded New York standards. Members embraced these new kinds of classes and began to tell their friends about them who, in turn, told

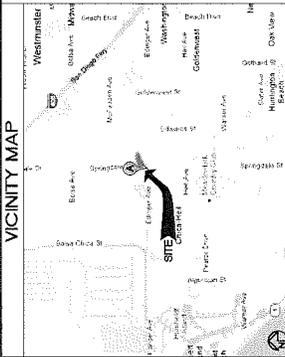
their friends who, in turn told their friends (and so on and so on). Soon, lots of people were coming to experience Crunch's unconventional new take on traditional fitness.

Fast forward twenty years to the present and Crunch has grown from that one tiny aerobics studio with no air conditioning into a collection of 27 state-of-the-art gyms in locations such as New York, Miami, Los Angeles, Portland, Orange County, Sacramento, San Diego and the San Francisco Bay Area (and more to come). It stands as a rapidly growing brand that fuses fitness and entertainment to make working out fun, bringing a host of unique services and products to our active and expanding clientele.



CRUNCH FITNESS CENTER

CONDITIONAL USE PERMIT
5894 EDINGER AVE., HUNTINGTON BEACH, CA 92649



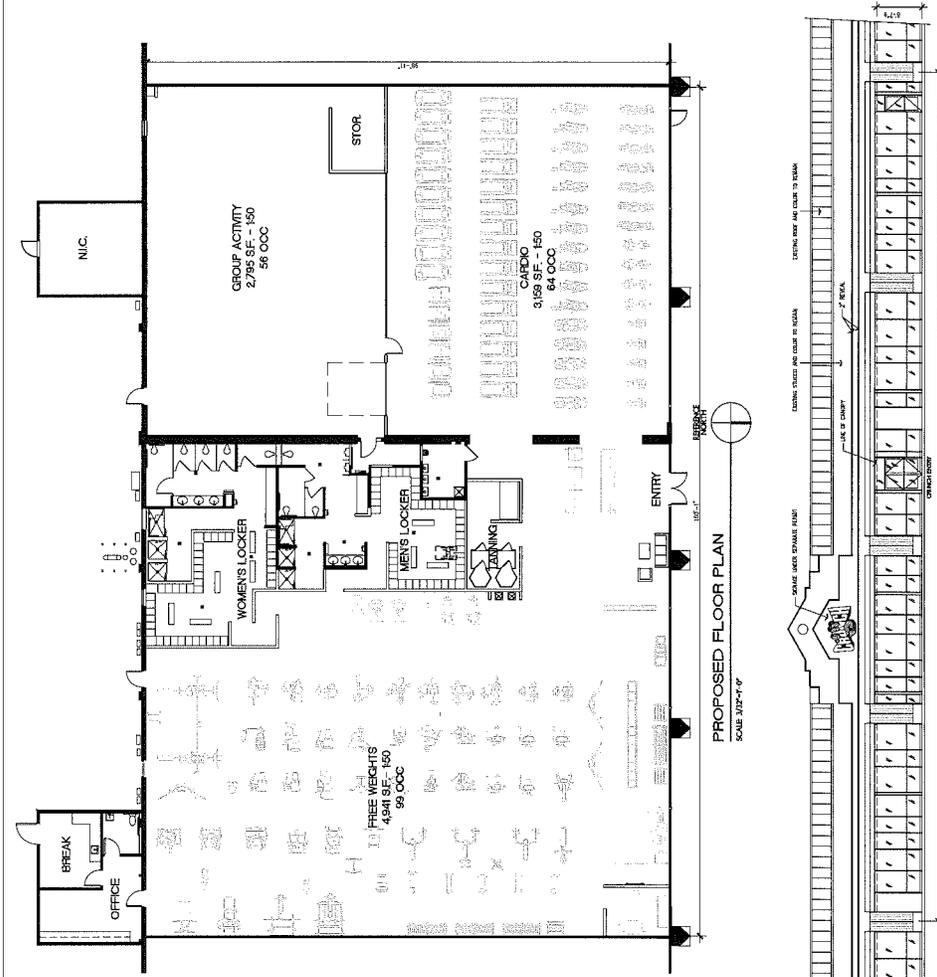
PROJECT TEAM

CUP COORDINATOR
LANDSCAPE EQUIPMENT SERVICES
20701 WILSON BLVD, SUITE 100
TUSTIN, CA 92680
TEL: 714.771.1111
WWW.LANDSCAPEEQUIPMENT.COM

INTERIOR SPACE PLANNER
CONTRONIC, INC.
10000 WILSON BLVD, SUITE 200
TUSTIN, CA 92680
TEL: 714.771.1111
WWW.CONTRONIC.COM

OWNER REPRESENTATIVE
MIRAGE REALTY CORPORATION
10000 WILSON BLVD, SUITE 200
TUSTIN, CA 92680
TEL: 714.771.1111
WWW.MIRAGEREALTY.COM

TENANT
CRUNCH FITNESS CENTER
10000 WILSON BLVD, SUITE 200
TUSTIN, CA 92680
TEL: 714.771.1111
WWW.CRUNCHFITNESS.COM



SHEET INDEX

GENERAL
CUP-1 COVER INDEX VIGNETTE MAP, FLOOR PLAN, ETC.
CUP-2 SITE PLAN + PARKING SUMMARY

SCOPE OF WORK

THE WORK SHALL INCLUDE THE DESIGN AND CONSTRUCTION OF THE CRUNCH FITNESS CENTER, INCLUDING THE INTERIOR AND EXTERIOR FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, AND THE INSTALLATION OF SIGNAGE. THE WORK SHALL ALSO INCLUDE THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HUNTINGTON BEACH, CALIFORNIA.

BUILDING DATA

NO. OF FLOORS: 1
NO. OF STORIES: 1
NO. OF STORIES ABOVE GROUND: 1
NO. OF STORIES BELOW GROUND: 0
NO. OF STORIES ABOVE GROUND AND BELOW GROUND: 0
NO. OF STORIES BELOW GROUND AND ABOVE GROUND: 0
NO. OF STORIES ABOVE GROUND, BELOW GROUND, AND ABOVE GROUND: 0
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BUSINESS DESCRIPTION

CRUNCH FITNESS CENTER
5894 EDINGER AVE., HUNTINGTON BEACH, CA 92649

COVER INDEX, FLOOR PLAN, ETC.

GROUND FLOOR

COVER INDEX, FLOOR PLAN, ETC.

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Dept. of Planning & Building

CRUNCH FITNESS CENTER
5894 EDINGER AVE., HUNTINGTON BEACH, CA 92649

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CRUNCH FITNESS CENTER
5894 EDINGER AVE., HUNTINGTON BEACH, CA 92649

AUTHOR:



R.B. CONSULTANTS
ARCHITECTS

DATE: 02/21/13
JOB NO: 21586
DRAWN BY: LN
CHECKED BY: BDM
SCALE:
FILE NAME:

STAMP:

DATE: 02/21/13
JOB NO: 21586
DRAWN BY: LN
CHECKED BY: BDM
SCALE:
FILE NAME:

MARKET/BUILDING
MARINA VILLAGE
894 EDINGER AVE
HUNTINGTON BEACH, CA 92648

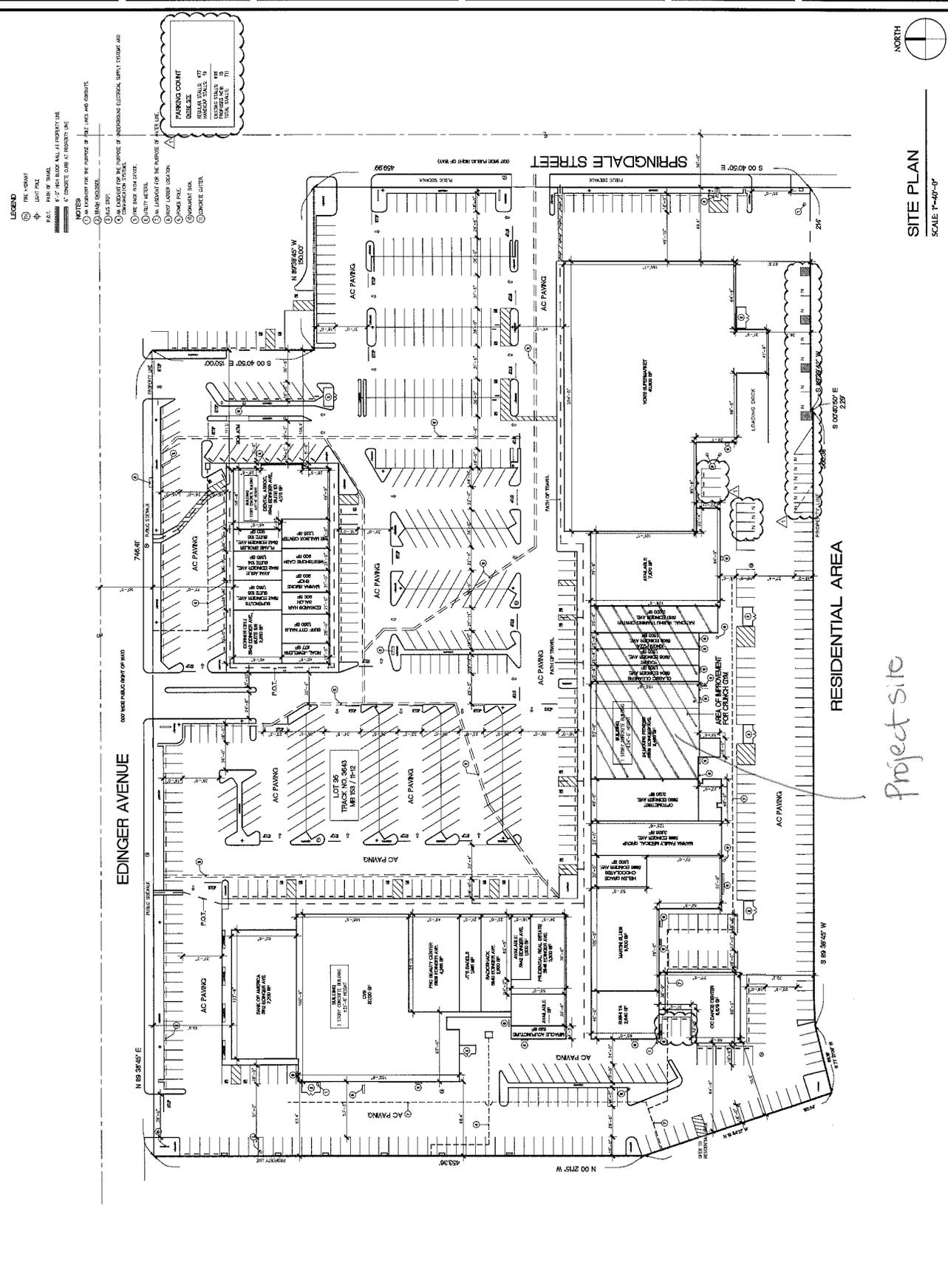
TECHNICAL/ADDRESS
CRUNCH FITNESS CENTER
894 EDINGER AVE
HUNTINGTON BEACH, CA 92648

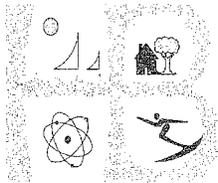
FLOOR/ SUITE:
GROUND FLOOR
SITE PLAN

REVISIONS:
DATE: 04/22/2013
BY: [Signature]
REVISIONS:
DATE: 05/01/2013
BY: [Signature]

DATE: 02/21/13
JOB NO: 21586
DRAWN BY: LN
CHECKED BY: BDM
SCALE:
FILE NAME:

SHEET NO. 2 OF 2
CUP-2





City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

May 23, 2013

Bill Fancher
Fancher Development
1342 Bell Avenue, Suite 3K
Tustin, CA 92780

**SUBJECT: CONDITIONAL USE PERMIT NO. 13-006 (CRUNCH FITNESS)—5894-5910
EDINGER AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Fancher:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

Tess Nguyen

TESS NGUYEN
Associate Planner

Enclosures

cc: Khoa Duong, Building & Safety Division – 714-872-6123
 James Brown, Fire Department – 714-374-5344
 Josh McDonald, Public Works Department – 714-536-5509

Jane James, Acting Planning Manager
Jason Kelly, Planning Department
Project File

ATTACHMENT NO. 4.1



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 13, 2013
PROJECT NAME: CRUNCH FITNESS
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 13-027
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 13-006
DATE OF PLANS: APRIL 22, 2013
PROJECT LOCATION: 5894-5910 EDINGER AVENUE (SOUTHWEST CORNER OF EDINGER AVENUE AND SPRINGDALE STREET)
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: KHOA DUONG
TELEPHONE/E-MAIL: (714) 872-6123 / KHOA@CSGENGR.COM
PROJECT DESCRIPTION: TO ESTABLISH A COMMERCIAL RECREATION AND ENTERTAINMENT USE (CRUNCH FITNESS) WITHIN FIVE EXISTING SUITES TOTALING 16,609 SQ. FT. INCLUDING PERSONAL INSTRUCTION AREAS, LOCKER ROOMS, FREE WEIGHTS AND CARDIO AREAS.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. SPECIAL CONDITIONS:

None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, 2010 California Energy Code, 2010 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements per the 2010 CBC.
3. Provide complete "Building Data" –
 - a. Show type of building construction

- b. Show occupancy group(s) of all tenants on the same building.
- c. Fire sprinkler system is required for this building. Please specify on plan.
4. For mixed use and occupancy group, please comply with Section 508 of 2010 CBC.
5. Provide egress plan –
 - a. Show the exit paths of travel along with distance of travel.
 - b. Show the exit paths of travel from all exterior required exit doors to the public way along with maximum slope of 5%; and cross slope of 2%.
6. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2010 CBC.
7. Review and provide compliance with Title 17, Building and Construction in the City of Huntington Beach Municipal Code. This document can be found online on the city's website.
8. Recommendation: Please contact me or our office for a preliminary review of code analysis to examine any possible building code issues that may arise.
9. In addition to all of the code requirements of the 2010 California Green Building Standards Code, specifically provide a Construction Waste Management Plan per Sections 4.408, 5.408, and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit, a construction waste management plan will be required.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects.



RECEIVED

APR 29 2013

Dept. of Planning
& Building

HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 29TH, 2013

PROJECT NAME: CRUNCH FITNESS

ENTITLEMENTS: PA NO. 13-027, CUP NO. 13-006

PROJECT LOCATION: 5894-5910 EDINGER AVENUE, HUNTINGTON BEACH, CA

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL:

PLAN REVIEWER-FIRE: James Brown, Fire Protection Analyst

TELEPHONE/E-MAIL: (714) 374-5344, jbrown@surfcity-hb.org

PROJECT DESCRIPTION: TO ESTABLISH A COMMERCIAL RECREATION AND ENTERTAINMENT USE (CRUNCH FITNESS) WITHIN FIVE EXISTING SUITES TOTALING 16,609 SQ. FT. INCLUDING PERSONAL INSTRUCTION AREAS, LOCKER ROOMS, FREE WEIGHTS AND CARDIO AREAS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated APRIL 25TH, 2013. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Protection Systems.

Automatic Fire Sprinklers are required to be modified / extended with the tenant improvement. The installation must be in compliance with the 2010 CFC and NFPA 13. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. Fire Code standards can be found in *City Specification #420*. (FD)

Fire Alarm system is required if the following occurs. All fire sprinkler systems with greater than 20 heads require a dedicated function fire alarm system in compliance with the CFC and NFPA 72. Occupant loads over 300 in an assembly use require a compliant building fire alarm system. (FD)

ATTACHMENT NO. 4.4

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. (FD)

Building Construction

Exit Signs, Exit Path Markings and Emergency Illumination will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 (FD)

Places of Assembly Operational Permit is required for an assembly use of 50 or more. The permit must be applied for at the Huntington Beach Fire Department Prevention Division prior to certificate of occupancy approval.

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. (FD)

OTHER:

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH PLANNING DIVISION

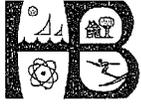
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 23, 2013
PROJECT NAME: CRUNCH FITNESS
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 13-006
DATE OF PLANS: APRIL 25, 2013
PROJECT LOCATION: 5894-5910 EDINGER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1744/ TNGUYEN@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ESTABLISH A COMMERCIAL RECREATION AND ENTERTAINMENT USE (HEALTH CLUB) WITHIN FIVE EXISTING SUITES TOTALING 16,960 SQ. FT., INCLUDING PERSONAL INSTRUCTION AREAS, LOCKER ROOMS, FREE WEIGHTS AND CARDIO AREAS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April 23, 2013. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The structure(s) cannot be occupied until a Certificate of Occupancy is approved and issued by the Planning & Building Department. **(HBMC 17.04.036)**
3. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
4. Conditional Use Permit No. 13-006 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**

5. Conditional Use Permit No. 13-006 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
6. The Planning Commission reserves the right to revoke Conditional Use Permit No. 13-006 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
7. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
8. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC Section 8.40.090)**
9. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Division within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Zoning Administrator. **(HBZSO Section 232.04)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 5/16/13
PROJECT NAME: CRUNCH FITNESS
ENTITLEMENTS: CUP 13-06
PLNG APPLICATION NO: 2013-0027
DATE OF PLANS: 2/26/13
PROJECT LOCATION: 5894-5910 EDINGER AVENUE
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ESTABLISH A COMMERCIAL RECREATION AND ENTERTAINMENT USE (CRUNCH FITNESS) WITHIN FIVE EXISTING SUITES TOTALING 16,609 SQ. FT. INCLUDING PERSONAL INSTRUCTION AREAS, LOCKER ROOMS, FREE WEIGHTS AND CARDIO AREAS. - THE APPLICANT HAS PROPOSED 15 NEW PARKING SPACES ALONG THE SOUTH PROPERTY LINE IN ORDER TO ACCOMMODATE THE PROPOSED USE (CRUNCH FITNESS). PLEASE REVIEW THE NEW PARKING AREA TO ENSURE THERE IS SUFFICIENT MANEUVERING AREA FOR LARGE TRUCKS (VONS LOADING DOCK) AND FIRE DEPARTMENT EMERGENCY ACCESS.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conforms to current standards, and are in working condition as

determined by the Water Inspector. If the property owner elects to utilize the existing water services, any non-conforming water services, meters, and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 254.04)

2. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
3. The existing domestic water service and meter, if not being used shall be abandoned per Water Division Standards. (ZSO 255.04)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

4. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)