



Planning Commission Staff Report

May 28, 2008
Item 5.a.

SUBJECT: PCUP-216

APPLICANT: ZenStrength-The Art of Fitness/Kent Young

PROPERTY OWNERS: David Silva

PURPOSE: Application for a conditional use permit to establish a fitness and training facility.

GENERAL PLAN: General and Limited Industrial

ZONING: PUD-I (Planned Unit Development-Industrial) District

LOCATION: 3950 Valley Avenue, Suite B (Valley Business Park)

ATTACHMENTS:

1. Exhibit B, Draft Conditions of Approval
2. Exhibit A, Written Narrative, Floor, and Site Plans, dated "Received March 17, 2008"
3. Exhibit C, Location Map
4. Exhibit D, Letter from SLM Management, dated March 5, 2008"

BACKGROUND

Kent Young, ZenStrength-The Art of Fitness, has submitted an application to operate a one-on-one strength and fitness training facility at 3950 Valley Avenue, Suite B, in Valley Business Park (PUD-80-1). Mr. Young currently works as a trainer for a physical therapist in Fremont and provides training at Alive Fitness Studios in Redwood City. The applicant wishes to open a facility in Pleasanton to assist older adults and post-rehabilitation patients with low-impact exercises using specialized equipment.

The Valley Business Park PUD requires a conditional use permit for gymnasiums, health clubs, and indoor recreational and sports facilities and is subject to review and approval by the Planning Commission.

SITE DESCRIPTION

Valley Business Park, approximately 69 acres in size, is located south of Valley Avenue, east of Santa Rita Road, including Serpentine Lane and Quarry Lane. It is zoned PUD-I (Planned Unit Development – Industrial) and has a mix of uses that include professional and medical offices, light manufacturing and industrial uses, and other uses such as religious institutions, recreational facilities, tutoring facilities, and private and trade schools.

Properties adjacent to the Business Park include Valley Avenue and single-family residential uses (Danbury Park) to the north, vacant lots and light industrial/warehouse uses to the east (Boulder Court), single-family residential uses (Jensen Tract) to the west, and Union Pacific Railroad and single-family residential uses (California Reflections) to the south. Sound walls separate the Business Park from the residential neighborhoods to the south and west.



Partial Aerial View of Valley Business Park

The subject site is an approximately 4.32-acre parcel located on the south side of Valley Avenue. There are two main entrances to the site from Valley Avenue with additional access entrances located north of Serpentine Lane off of Quarry Lane. The site is a portion of the existing 48,400-square-foot building. The applicant proposes to occupy only the front office space of Suite B, consisting of 880 square feet. Suite A is occupied by Pool Time, a pool contractor business; Suite C and the remainder of Suite B are occupied by Silmar Flooring.

The proposed tenant space consists of a small office area, a universal restroom, a large exercise area, and a storage room. There are two individual exterior doors facing Valley Avenue that act as direct access to the subject space. There are no interior or common hallways providing interior access to the adjacent uses or to the warehouse. There are approximately 206 shared parking spaces within the subject parcel site.

PROJECT DESCRIPTION

The applicant requests conditional use permit approval to allow a personalized one-on-one strength and fitness training facility that utilizes high-intensity, low-impact exercises within the existing building at 3950 Valley Avenue, Suite B. The exercises are performed on specialized equipment as shown in Exhibit A. The facility is targeted for older adults and post rehabilitation patients age 18 years and above, not children. Each session is individual one-on-one, 30 minutes in length, and is by appointment only. The applicant has noted in the description of the proposed use that in order to provide a quiet, serene atmosphere, which is necessary to promote the focus and attention necessary for optimal results, walk-in customers are not allowed.

As proposed, the business would operate Monday through Thursday from 7:00 a.m. to 7:00 p.m. and Friday and Saturday from 7:00 a.m. to 12:00 p.m. The applicant initially wanted to offer meditation classes Monday and Wednesday evenings for up to six participants and offer the advanced clients the opportunity to train in pairs, with a trainer, during the regular day sessions. The applicant has since decided not to offer these “group” classes. The applicant will normally be the only trainer on-site; however, during the summer the applicant will have a part-time trainer that will also provide one-on-one sessions to clients.

ANALYSIS

The following is staff’s analysis of the land use, parking, circulation, and noise discussion associated with the proposed use.

Land Use

One of the primary concerns in reviewing a conditional use permit application is the effect of the proposed use on surrounding uses. The Land Use Element of the General Plan designates the subject property as “General and Limited Industrial.” The current PUD zoning for the Valley Business Park permits land uses such as offices, printing shops, laboratories, and light manufacturing and requires conditional use permit (CUP) approval for uses such as gymnasiums and health clubs, indoor recreational sports facilities, trade schools, day care centers, and schools/instructional businesses.

Although the majority of the businesses in Valley Business Park are office/warehouse uses, in recent years, educational and recreational oriented businesses have also located in the Business Park. These uses include tutoring centers, dance studios, day care, music facilities, the Pleasanton Playhouse, and a cheerleading and gymnastic training facility, all of which were businesses required to secure conditional use permits.

In staff's evaluation, the propose strength and fitness facility is compatible with the other uses in the Valley Business Park.

Parking

A total of 206 shared parking spaces are currently available to the subject site. In order to determine how many parking spaces are required for this application, staff looked to Section 18.88.030(E)(2) of the Pleasanton Municipal Code (PMC). Staff has assumed that the facility will have a parking demand similar to those uses listed in section 18.88.030(E)(2), i.e., business, professional trade, art, craft, and music and dancing schools and colleges. Per the PMC, the parking ratio for such uses requires one parking space for each employee/instructor and one additional space for each two students sixteen years or older. Each class/session would consist of one instructor and one client. The applicant is a resident of Pleasanton and has stated that he would primarily ride his bike to the facility. During the summer, an additional part-time trainer will conduct one-on-one sessions in conjunction with the application's one-on-one training. Thus, based on the parking ratio stated above, a total of three parking spaces would be needed for the training facility (two parking spaces for the instructors, and one parking space for the two clients).

Staff does not believe that parking will be an issue. However, in the event that future parking problems do occur, staff has added a condition of approval that would allow the Planning Commission to re-evaluate the subject use permit and add conditions necessary to resolve such issues.

Circulation

Staff feels that because of the small number of students attending the facility each day, the amount of time they are there, and the hours of operation, circulation within the vicinity should not be a problem.

Noise

The subject site is in an industrial area, and a certain amount of noise is expected. For industrial properties such as the subject property, the Pleasanton Municipal Code states:

“No person shall produce or allow to be produced by any machine, animal, device, or combination of the same, on industrial property, a noise level in excess of seventy-five dBA at any point outside of the property plane.”

Immediately outside, with the doors closed, the noise level from the proposed use would easily be able to adhere to the 75-dBA noise requirement of the Pleasanton Municipal Code.

Tenant Improvements

No tenant improvements are currently proposed with this application. Any tenant improvements would be subject to the review and approval of the Building and Safety Division and the Fire Department. Changes to the exterior of the building would not be made without prior approval from the Planning Division.

Signage

At the time that staff conducted a site visit, signage did not exist for the tenant suite. If the applicant wishes to add signage, the proposed signage shall adhere to the Valley Business Park’s sign program and is subject to review and approval by Planning and Building and Safety Divisions prior to installation.

PUBLIC NOTICE

Notice of this application was sent to all property owners and occupants within 1,000 feet of the subject property. At the time this report was prepared, staff had not received any comments or concerns.

VALLEY BUSINESS PARK OWNERS ASSOCIATION

The Valley Business Park Owners Association has provided a letter stating its support of the proposed use. The Association will monitor the parking and will work with the business owner on any issues that may result from the use. Please see Exhibit D for Valley Business Park’s letter of support.

FINDINGS

The Planning Commission needs to make the following findings prior to granting the conditional use permit for the proposed business:

1. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses; protecting existing land use from inharmonious influences and harmful intrusions; and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The proposed training facility would provide fitness instruction to clients on a one-on-one basis. The City has allowed similar uses to be located in industrial and office areas. Staff is not aware that any of these recreational, gyms, or fitness-oriented businesses of this small scale have created any impacts on surrounding businesses. For the reasons stated above, staff believes that this finding can be made.

2. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Staff believes that the use, as conditioned, would not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The applicant would be required to receive all Building and Safety Division permits for any future tenant improvements. All storage would be located inside the building, activities would not take place outside of the tenant suite, and all doors must remain closed when classes/sessions are taking place. An adequate number of parking spaces would be provided on-site. For the reasons stated above, staff believes this finding can be made.

3. The proposed conditional use will comply with each of the applicable provisions of the Zoning Ordinance.

Chapter 18.124 (Conditional Uses) of the Municipal Code states that, because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. The PUD zoning of the subject building permits the establishment of “indoor recreational sports facilities” and “instructional business” and similar uses are subject to conditional use permit approval. Staff feels that the recommended conditions of approval will help to integrate the proposed use without detrimentally affecting the surrounding properties and the City in general. As with any use permit, this use can be suspended or revoked if the conditions are not met. As conditioned, the training facility would comply with all applicable provisions of the Zoning Ordinance. Therefore, staff believes this finding can be made.

ENVIRONMENTAL ASSESSMENT

Existing facilities consisting of the operation, permitting, licensing, or minor alteration of structures involving no expansion of use beyond that existing are categorically exempt (Section 15303, Class 1) from the requirements of the California Environmental Quality Act (CEQA). Staff believes that the project meets the conditions of the Class 1 category. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that the required use permit findings for the project can be met if the project is approved as conditioned. Staff concludes that the proposed training facility would be complementary to the existing businesses and tenants in Valley Business Park. Staff believes that the business is providing a beneficial service to the community by providing a place for older adults and rehabilitation patients to better their health while receiving personalized one-on-one instruction.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve PCUP-216 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve PCUP-216 subject to the conditions listed in Exhibit B.

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