



Planning Commission Staff Report

July 22, 2009
Item 5.b.

SUBJECT: PCUP-244

APPLICANT: Paul Rubio/Box-R-Cise Fitness Center

PROPERTY OWNER: MIREF I, LLC

PURPOSE: Application for Conditional Use Permit approval to modify the previous approval for an existing fitness facility (Case No. PCUP-219) to add classes for children aged 7-14 years.

GENERAL PLAN: General and Limited Industrial

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

LOCATION: 1279 Quarry Lane

ATTACHMENTS:

1. Exhibit A, Proposed Conditions of Approval
2. Exhibit B, Written Narrative Requesting Modification to PCUP-219
3. Exhibit C, Staff Report for the Original Approval (PCUP-219)
4. Exhibit D, Excerpts from the Planning Commission Meeting Minutes, dated June 11, 2008
5. Exhibit E, Notification Map
6. Exhibit F, Location Map

BACKGROUND

Box-R-Cise Fitness Center is located at the northeast corner of Quarry Lane and Valley Avenue in an existing building within Valley Business Park.

In June 2008 the Planning Commission approved PCUP-219 for a fitness facility for adults and high-school students (Exhibit C). Since its operation, the business has been operated in a manner that is respectful to the tenants in the business park in that it has kept noise and traffic to a minimum.

Paul Rubio, owner, requests that the business hours be extended and that the program be expanded to accommodate requests for classes for children aged 7-14 years. Box-R-Cise has maximized the adult programs and has had numerous requests for children’s participation. Patrons have also requested that the program be expanded to include Jui Jitsu and Judo.

The Director of Community Development has determined that this modification requires review and approval by the Planning Commission because the expansion is not in substantial conformance to the original approval. Staff recommends that the Planning Commission approve the request to expand the scope of the operation because it reflects a limited attendance and parental presence on-site, and children will not be unattended at any time.

SITE DESCRIPTION

The subject site is an approximately 2.67-acre parcel located at the southeast corner of Valley Avenue and Quarry Lane. The existing one-story, approximately 36,931-square-foot building has four tenant spaces. Existing tenants include TUV Rhineland, a product-testing facility, leasing approximately 21,285 square feet of tenant space; and Box-R-Cise. Three driveways provide access to the site – one on Quarry Lane and two on Valley Avenue – leading to a 100-space paved parking lot around the building.

Properties adjacent to the site include single-family residences to the north (across Valley Avenue), light industrial buildings to the west and south; and the utility vault property to the east.



Project Location

PROJECT DESCRIPTION

Box-R-Cise Fitness Center occupies an approximately 4,263-square-foot tenant suite in the subject building. In addition to the current classes that are for adults and high school students, the applicant proposes the following:

- Programs designed for children are to be included;
- Children's classes are to be offered Monday through Thursday from 3:30 p.m. to 4:30 p.m. and then from 4:30 p.m. to 5:30 p.m.;
- There would be a maximum of 20 children in one class; and
- Attendance in the programs would require sign-in and sign-out.

With the addition of the children's programs, the facility would be open at 3:30 p.m. instead of the current 5:30 p.m. schedule.

No other changes are proposed.

ANALYSIS

Parking Demand and Adequacy

Based on the square footage of the tenant suite and the overall parking spaces provided for the building, Box-R-Cise is allocated a total of 12 parking spaces.

As proposed, there would be 20 students in each class. Parents would be required to remain on-site. In a scenario that each parent drives to the class, the demand for parking during the children's classes would exceed the allocated parking by nine spaces.

Whether or not the existing parking lot could handle the additional parking demand is an essential part to this request.

- Siblings/Friends Enrolled in the Same Class: As the proposed classes would be offered to a broader age-range children, parents would have the opportunity to sign up siblings in the same class. Additionally, the request to add the children's classes is in response to a demand from the community. As experience indicates that children prefer to be enrolled in a program with a friend, parents may make arrangements to carpool to and from classes, which would reduce the demand in parking.

Although the assumed carpool may alleviate some parking demand, it is unlikely that one-half of the students would carpool to and from the classes. To ensure that parking at the project site would not impact other tenants who use the same parking lot, the number of students for each class should be slightly reduced. Staff has included as a condition of approval requiring the maximum number of

students be at 16 (Condition No. 4). This requirement assumes that four to five students, or 25 percent of the students, would carpool.

- **Break Between Classes:** The children's classes are proposed to be back-to-back sessions without a break. This schedule would result in parking and circulation issues within the 5-10-minute period at the end of the first class and the beginning of the second class. To prevent a potential chaotic situation, staff recommends that a 15-minute break be provided between classes to ensure an orderly parking and circulation pattern at the subject site. This 15-minute break would also ensure the required sign-in and sign-out. A condition of approval has been added to address this issue (Condition No. 5).

Noise

The Pleasanton Municipal Code Noise Ordinance (§ 9.04) restricts noise generated from a site that is zoned Industrial that abuts a residential zoning district to not exceed seventy-five (75) dBA at any point outside of the property plane.

It is highly unlikely that noise from the boxing exercise facility would exceed what is allowed by the Noise Ordinance. With parents on-site, it is unlikely that children would loiter on-site after classes to possibly cause disturbance to other tenants. Nevertheless, staff has included a "standard" use permit condition of approval that allows the City to review the project again to add mitigating conditions should any future complaints regarding the noise level occur. Such conditions could include modifying the hours of operation, requiring soundproofing of the tenant spaces, etc.

PUBLIC NOTICE

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to property owners and tenants within a 1,000-foot radius of the subject property. No one contacted staff as of the time the staff report was prepared.

CONCLUSION

Staff believes that the proposed classes for children would benefit the community in general. With parents on-site during class periods, children's safety would be warrant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PCUP-244, subject to the conditions listed in Exhibit A.

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