

Planning Commission Staff Report

June 11, 2008
Item 5.b.

SUBJECT: PCUP-219

APPLICANT: Paul Rubio/Boxercise Fitness Center

PROPERTY OWNER: MIREF I, LLC

PURPOSE: Application for conditional use permit approval to operate a boxercise fitness facility within an existing building

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, Site Plan, Floor Plan, and Applicant's Statement of Operation
2. Exhibit B, Proposed Conditions of Approval
3. Exhibit C, Location Map

I. BACKGROUND

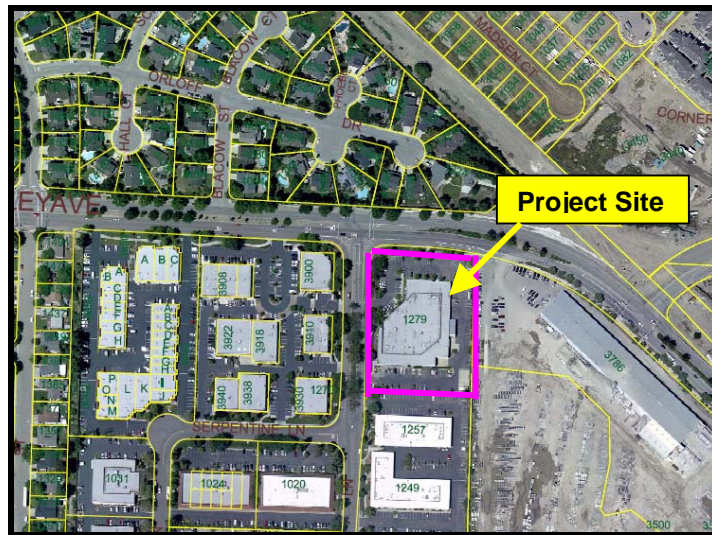
Paul Rubio has submitted an application to operate a fitness center within an existing building at 1279 Quarry Lane. The applicant would provide classes to adults and high-school students; this is considered a recreational use.

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

II. 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. One of these spaces is currently occupied by TUV Rhineland, a product-testing facility, leasing approximately 21,285 square feet of tenant space. The remaining tenant spaces, totaling approximately 15,646 square feet, are vacant, including the project tenant space. Three driveways provide access to the site – one on Quarry Lane and two on Valley Avenue. These accesses lead 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

III. PROJECT DESCRIPTION

Boxercise Fitness Center proposes to occupy an approximately 4,263-square-foot tenant suite in the building. Boxercise Fitness Center provides classes to adults and high-school students. Classes would be at three levels – boxercises as a program designed primarily for fitness, an introduction to boxing classes, and advance boxing classes.

The facility would be open Monday through Friday from 5:30 p.m. to 9:30 p.m. and on Saturday from 9:00 a.m. to 10:00 am. Classes could include up to 12 students each with one instructor. The classes are one-hour long each with a 15-minute break in between.

The floor plan of the facility is very simple. The front desk/lobby area would be set near the front entrance. An office would be located to the right of the front entrance, and a cardio exercise area and aerobic area would be in the back. Two restrooms are located within the tenant space.

No tenant improvements are proposed.

IV. 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 nearest residential properties located on Orloff Drive are approximately 100 feet to the north of the subject property, separated by Valley Avenue, a 20-foot wide landscaped area, and an approximately nine-foot high sound wall. The adjacent businesses include office and industrial uses. Most uses in the Valley Business Park operate between 7:00 a.m. and 7:00 p.m., Monday through Friday. The existing businesses in the same building are open from 8:00 a.m. to 5:00 p.m. The proposed boxercise classes would start at 5:30 p.m. Staff does not anticipate that the proposed use would create parking conflict with the existing tenants.

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. 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.

The project space is located at the north end of the building. The tenant space immediately adjoining it to the east is currently vacant, and the tenant space to the south is a test facility. Staff does not believe that the noise generated from boxercise classes would impact the adjacent businesses because all activities occur in the late afternoon and evenings.

The nearest residences on Orloff Drive are approximately 100 feet to the north. Noise impacts to these residences would not be an issue since the proposed facility is located quite a distance away from the tenant space and is separated from the residential uses by a major street, landscaped areas, and a nearly nine-foot tall sound wall.

Parking

There are 100 parking spaces at the site. The parking ratio for the building is currently one space per 369 square feet of floor area. Based on this existing parking ratio, 12 parking spaces would be “allocated” to the fitness center.

The zoning ordinance does not provide a parking ratio for a fitness center. Based on 12-students-to-one-instructor arrangement, the fitness center would have parking demand of 13 spaces during business hours, one parking space exceeding what is allocated.

If the proposed use is approved, the remaining vacant tenant spaces in the building would total approximately 11,383 square feet. The zoning for the property would allow office uses as well as industrial/warehouse uses. Per Pleasanton Municipal Code, the parking ratio for office use is one space for 300 square feet of gross floor area, and the ratio for industrial/warehouse use is one space for each employee on the maximum shift or one space per 300 square feet. Therefore, approximately 38 parking spaces would be needed for the vacant suites, assuming that office or light industrial uses would be future tenant(s). The existing 13 spaces occupied by the existing tenant, 13 spaces needed for the proposed use, and the estimated 38 spaces for the future tenant(s) would result in a parking demand of 64 spaces (13+13+38=64) for the site. The existing 100-space parking lot is capable of accommodating one additional space over what is allocated to the proposed use.

Based on the above analysis, staff believes that the proposed use would not adversely affect parking at the site or surrounding properties. However, should parking become an issue in the future, staff has added a condition of approval that allows the Director of Planning and Community Development Department to refer the use permit back to the Planning Commission for possible mitigation measures.

V. PUBLIC NOTICE

Notices regarding the proposed conditional use permit application and related public hearing were mailed to property owners and tenants within 1,000 feet of the subject property. No one contacted staff as of the time the staff report was prepared.

VI. FINDINGS

The Planning Commission must make the following findings prior to the granting of a use permit:

A. 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.

The 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 facility offers fitness classes. All activities associated with the use would be confined inside the building. Staff feels that the proposed boxercise fitness center would be consistent with the above-cited objectives.

The subject site is in Valley Business Park, which has a mix commercial, office, and light industrial/warehouse uses. The operation of the proposed fitness center would not interfere with surrounding businesses' ability to operate. The anticipated number of instructors and students will not generate any unusual demands on the existing parking for the subject site or the surrounding properties, as sufficient parking spaces are currently available on the subject site. Therefore, staff feels this finding can be made.

B. 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.

The proposed fitness center is small in scale when compared to other recreation facilities in town. Based on the proposal, its operation would be compatible with other uses in the same zoning district, as its operation would be confined inside the building, and its weekday practice would be limited to a group of 12 students at any one time. In addition, the subject facility is approximately 100 feet from the nearest residential property on Orloff Drive and is separated from this neighborhood by Valley Avenue, a landscaped area, and a sound wall. The noise and traffic generated from the proposed fitness center should not impact the residential neighborhood. The subject site has three driveways to facilitate on-site circulation. Therefore, staff believes that this finding can be made.

C. The proposed conditional use will comply with each of the applicable provisions of the zoning ordinances.

The proposed business, as conditioned, would comply with applicable provisions of the zoning ordinance. Granting a conditional use permit to the applicant would be consistent with the City's ability to regulate zoning as listed in the Municipal Code. Therefore, staff believes that the third finding can be made.

VII. ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1.

VIII. CONCLUSION

Staff believes that the proposed boxercise fitness center can be accommodated without creating adverse impacts on the adjacent residents and businesses. The proposed facility would be limited in scale and in hours of operation, and it would be appropriate for the subject building. Staff believes that the proposed use, together with the existing uses, would add diversity to Valley Business Park.

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PCUP-219 by taking the following actions:

1. Make the required conditional use findings as listed in the staff report; and,
2. Approve Case PCUP-219 subject to the conditions listed in Exhibit B.

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