



## Planning Commission Agenda Report

**Meeting Date:** August 6, 2020

**Department:** Community Development

**INITIATED BY:** Ron Santos, Senior Planner

**SUBMITTED BY:** Gayle Ackerman, Director of Community Development

**REVIEWED BY:** Amy Stonich, Planning Manager (Contract)

**SUBJECT:** Use Permit 06-20-5360 to establish a 3,200 sq.-ft. member-only group fitness training facility (Train-X Wellness Center) at 21088 Bake Parkway, Unit 108. The facility would provide fitness instruction, preventative care and chiropractic care.

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### EXECUTIVE SUMMARY:

The item is a Use Permit application to operate a 3,200 sq.-ft. fitness-training facility, Train-X Wellness Center ("Train-X"), in an existing multi-tenant building at the Spectrum Center Business Park. The facility would provide group training for up to eight people per class, exercise plans, and chiropractic care, on a membership-only basis. All classes/participants would be scheduled in advance. The applicant is proposing a parking standard supported by a parking study, for consideration by the Planning Commission, as provided for by Lake Forest Municipal Code (LFMC) Sec. 9.168.070(B).



**SITE INFORMATION:**

<b>Site Address:</b>	21088 Bake Parkway, Unit 108
<b>Assessor Parcel Number(s):</b>	610-311-13
<b>Applicant/Agent:</b>	Andrew Goldstein, Train-X Wellness Center, LLS
<b>Property Owner:</b>	CCF BKM Spectrum LLC
<b>General Plan Designation:</b>	Business Park
<b>Zoning District:</b>	Pacific Commercentre Planned Community (PCPC) – Light Industrial

**Surrounding Area**

	<b>Land Uses</b>	<b>Zoning</b>
<b>North:</b>	Commercial	PCPC – Light Industrial
<b>South:</b>	Commercial	PCPC – Light Industrial
<b>East:</b>	Residential	Rancho Serrano Planned Community – Residential
<b>West:</b>	Commercial	PCPC – Light Industrial

**Location Map**

**RECOMMENDED ACTION(S):**

1. Approve a categorical exemption for Use Permit 06-20-5360, pursuant to CEQA Guidelines Section 15301, Class 1 - Existing Facilities, and direct the Director of Community Development to prepare and file with Clerk of the County of Orange a Notice of Exemption pursuant to Public Resources Code Sec. 21152(b) and CEQA Guidelines Sec. 15602.
2. Adopt a resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA APPROVING USE PERMIT 06-20-5360 TO OPERATE A 3,200 SQ.-FT. MEMBER-ONLY GROUP FITNESS-TRAINING FACILITY (TRAIN-X WELLNESS CENTER) IN AN EXISTING COMMERCIAL TENANT SPACE AT 21088 BAKE PARKWAY, UNIT 108, LAKE FOREST, CALIFORNIA.

**BACKGROUND:**

The proposed training facility would occupy an existing in-line tenant space at the 16.7-acre Spectrum Center Business Park. The center is located northeast of the Trabuco Road/Bake Parkway intersection. Existing tenants in the same building include a manufacturing business and a cosmetics laboratory.

**PROJECT DESCRIPTION:**

The applicant is requesting a Use Permit to operate a 3,200 sq.-ft. fitness-training facility called Train-X. The facility would operate on a membership-only basis and provide group training, exercise plans, and chiropractic care. The tenant space would be partitioned as follows (see Attachment 4 – *Project Plans*):

- |                     |               |
|---------------------|---------------|
| • Fitness/Recovery: | 2,547 sq.-ft. |
| • Restroom/Shower:  | 149 sq.-ft.   |
| • Treatment Rooms:  | 176 sq.-ft.   |
| • Reception:        | 201 sq.-ft.   |

Planned improvements consist of converting the existing restrooms into unisex shower/restrooms, creating a private room for body scanning, and installing a sandpit for athletic training. Hours of operation would be 6:00 a.m. to 7:00 p.m. Mondays through Thursdays, 6:00 a.m. to 4:00 p.m. Fridays, and 7:00 a.m. to 1:00 p.m. Saturdays. Classes would be limited to a maximum of eight (average of four) members per class. All classes would be booked in advance with no walk-in participation allowed. Train-X would have five to six employees: two personal trainers, two chiropractic doctors, and one to two receptionists. On premises staff would be limited to a maximum of four persons on all shifts, including the chiropractor (see Attachment 2 – Applicant's Project Narrative).

The chiropractic component of the business would constitute an accessory use pursuant to the definition in the LPMC: *A use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building, which does not alter the principal use of the subject property. Must not comprise more than fifteen (15) percent of total floor area of principal use.* Chiropractic care would occur before or after training sessions by appointment only, and only a single chiropractor would provide care at any time. Condition of approval number 6 ensures the chiropractic component of the business will operate accordingly.

## **ANALYSIS:**

### **Compliance with General Plan:**

The General Plan land use designation for the subject property is *Business Park* ("BP"). The BP designation provides opportunities for a mixture of all uses allowed under the *Commercial*, *Professional Office*, and *Light Industrial* land use designations. Accordingly, the proposed fitness-training and chiropractic care facility is consistent with the General Plan. Approval of the proposed use is also consistent with General Plan Policy HW-2.1: Support healthy lifestyles among residents by increasing opportunities for a variety of regular physical activities for people of all ages.

### **Compliance with Zoning Code:**

#### **Land Use and Zoning**

The project site is zoned *Pacific Commerce Planned Community* (PCPC) – *Light Industrial*. The PCPC states that the *Light Industrial* district shall be subject to the land use regulations in LPMC Sec. 9.72.090 (*Non-Residential Land Use Matrix*), column "I". This table lists "instructional studio" as requiring a Use Permit under column "I". Accordingly, the proposed use would be consistent with the Zoning Code land use regulations upon approval of a Use Permit by the Planning Commission.

#### **Parking**

The LPMC does not provide a parking standard for small-group fitness training facilities. In such instances, the LPMC (Sec. 9.168.070(B)) provides for the Director of Community Development to determine the number of parking spaces required. However, as a matter of standard practice, when a land use requires Planning Commission approval, the parking standard is also determined by the Commission when no standard is specified in the Code.

Typically, a parking study is required and would include a multi-day, during-business-hours survey of the parking lot where the use is proposed, to assess the adequacy of on-site parking with the current mix of uses. However, staff determined that such a survey would be unreliable at present, given the current stay-at-home orders. Accordingly, staff advised the applicant to forgo this effort.



The City has no record of complaints regarding parking at the property nor any other indication that there is insufficient parking capacity. A daytime aerial photograph taken May 2, 2019 (Thursday) shows more than half of the center's parking spaces unoccupied (see Attachment 5).

The applicant is proposing a parking standard of one parking space per employee, plus one space for every two students. The proposed standard was derived from a parking study prepared by K2 Traffic Engineering, Inc. ("K2"), on behalf of the applicant (Attachment 3). In the study, K2 asserts that the proposed Train-X facility is comparable to an art, dance, or martial arts studio in terms of parking demand. Applying this rationale, K2 identified the parking standard for this use of two neighboring cities, Mission Viejo and Tustin. For art/dance studios, Mission Viejo requires one parking space per employee, plus one space for every two students; while Tustin requires one space per employee, plus one space for every three students. K2 recommends the more restrictive of the two standards (Mission Viejo's) be applied to Train-X as a conservative assessment.

#### Parking Assessment

<b>Proposed Standard</b>	<b>Employees/ Clients</b>	<b>Parking Required</b>	<b>Parking Provided</b>
One space per employee	Limited to 4 per shift	4	
One space for every two students	Up to 8 maximum	4	
	Total	8 spaces	10 spaces

Based on the proposed standard, Train-X would require eight parking spaces. The parking study notes that the business park was developed with a parking standard of three parking spaces per 1,000 sq.-ft. of gross floor area, such that the number of parking spaces corresponding to the 3,200 sq.-ft. subject tenant space is 10. After accounting for the two-space parking surplus, the effective proposed parking ratio would be 0.8 spaces/person or 10 spaces. Therefore, up to a maximum of 12 employees and students, including the chiropractor, would be allowed on premise at any given time. To ensure sufficient parking is provided under this standard, the study recommends a 10 to 15-minute interval between the end of each class and the start of the next class. Conditions of approval numbers 4 and 5 have been included to address this requirement.

After consideration of the analysis in the parking study, staff supports the proposed parking standard, subject to the following conditions of approval: (a) the combined number of employees and students on the premises at any one time shall be limited to 12, consistent with the applicant's project narrative (Attachment 2) and parking study (Attachment 3); and (b) a 15-minute minimum interval shall occur between the end of each class and the start of the next class.

**STAFF RECOMMENDATION**

Staff is recommending approval of the requested Use Permit, subject to the recommended conditions of approval, based on compliance with the General Plan, and Zoning Code, and with consideration to the submitted parking study. The proposed use would be compatible with surrounding land uses, as it operates at an intensity comparable to existing businesses in the vicinity, and would not generate significant noise, traffic, odors or other adverse conditions.

**ENVIRONMENTAL REVIEW:**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Categorical Exemptions, Sec. 15301, Class 1: Existing Facilities, of the CEQA Guidelines. This exemption applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures involving negligible or no expansion of use.

**PUBLIC NOTICING:**

In accordance with the requirements of Section 9.184.040(C)(2) of the Municipal Code of the City of Lake Forest, this project has been noticed in a newspaper of general circulation on July 23, 2020. In addition, on July 23, 2020, public notices were posted at City Hall and sent to owners of all properties within 300 feet of the subject property. Public notices were not posted at the El Toro and Foothill Ranch branches of the public library due to their current, pandemic related closures.

**ATTACHMENTS:**

1. Draft Resolution Approving UP 06-20-5360
2. Applicant's Project Narrative (July 7, 2020)
3. Applicant's Parking Study (June 30, 2020)
4. Project Plans (July 7, 2020)