



Planning Commission

Agenda Item

June 4, 2012

TO: Chair Steiner and
Members of the Planning Commission

THRU: Leslie Aranda Roseberry
Planning Manager

FROM: Robert Garcia
Associate Planner

SUBJECT

PUBLIC HEARING: Conditional Use Permit 2849-12, Career Network Institute, a trade school, located at 702 West Town and Country Road.

SUMMARY

The applicant requests to be allowed to have an ultimate enrollment of 125 students and 28 staff members at the 702 W. Town and Country building. A Conditional Use Permit (CUP) is required for the expansion of the school use and for the shared parking agreement.

The business complex consists of seven (7) office buildings having a total of 721 parking spaces for the entire complex. Currently the applicant occupies space in two buildings. The applicant occupies 16,775 square feet of a 27,665 square foot building addressed 986 W. Town and Country Road (CUP No. 2169) with a total of 75 students. The applicant also occupies 18,687 square feet of the 23,790 square foot building addressed 702 W. Town and Country with a total of 105 students (CUP No 2746). The applicant proposes modifying this CUP in order to occupy the remainder of this building.

RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 23-12 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT 2849-12 FOR
THE EXPANSION OF CAREER NETWORK INSTITUTE, A
TRADE SCHOOL, WITH UP TO 125 STUDENTS AND 28
STAFF MEMBERS LOCATED AT 702 W. TOWN AND
COUNTRY ROAD**

AUTHORIZATION/GUIDELINES

Orange Municipal Code (OMC) Table 17.18.030 identifies schools as Conditionally Permitted Uses and Section 17.34.100 allows for the establishment of a shared parking agreement with an approved Conditional Use Permit. OMC Sections 17.08.020.B (2) and 17.10.030.C (1) authorize the Planning Commission to review and take action on Conditional Use Permits.

PUBLIC NOTICE

On May 24, 2012, the City sent a Public Hearing Notice to a total of 219 property owners/tenants within a 300-foot radius of the project site, and persons specifically requesting notice. The project site was also posted in two locations with the notification on that same date.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project proposes no change to an existing building with an existing tenant (CNI). There is no public review required.

PROJECT BACKGROUND

<i>Applicant:</i>	Career Network Institute
<i>Property Owner:</i>	The Colton Company
<i>Property Location:</i>	702 West Town and Country Road
<i>Existing General Plan Land Use Element designation:</i>	General Commercial 2.5-3.0 FAR (GC)
<i>Existing Zoning Classification:</i>	General Business (C2)
<i>Old Towne:</i>	Not Applicable
<i>Redevelopment Project Area:</i>	Not Applicable
<i>Specific Plan/PC:</i>	Not Applicable
<i>Site Size:</i>	11 acres
<i>Circulation:</i>	Public access to the site is via Town and Country Road. The City’s Master Plan designates Town and Country Road as a primary arterial with an ultimate right-of-way width of 100 ft.
<i>Existing conditions:</i>	The subject site is developed with one and two story office buildings totaling 191,311 sq. ft. and 721 parking spaces.
<i>Surrounding land uses and Zoning:</i>	North – Multi-story office buildings zoned C-2 West - Multi-story office buildings zoned C-2 East - Multi-story office buildings zoned C-2 South – Multi-family housing located in the City of Santa Ana
<i>Previous Applications/</i>	Conditional Use Permit No. 2169 approved by the Planning

<i>Entitlements:</i>	<p>Commission on February 3, 1997 for the establishment of a trade school (Career Network Institute) at 986 W. Town and Country Road. The trade school was approved to have up to 75 students and 10 staff members, with a maximum classroom instructional area of 1,888 square feet of the existing 16,775 square foot facility.</p> <p>Conditional Use Permit No. 2746-08 approved by the Planning Commission on March 16, 2009 for the establishment of a trade school (Career Network Institute) at 702 W. Town and Country Road. The trade school was approved to have up to 105 students and 26 staff members, with a maximum classroom instructional area of 2,700 square feet of the existing 18,687 square foot facility.</p>
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PROJECT DESCRIPTION

The applicant, Career Network Institute (CNI), proposes to expand a trade school in an existing 23,790 square foot two-story building located at 702 W. Town and Country Road. This proposal, if approved would allow the CNI facility to occupy the entire building. The trade school is requesting to have 3,365 square feet of instructional area with up to 125 students and 28 staff at the proposed facility. No exterior alterations are proposed to the building or site.

The site contains 721 parking spaces which serve the entire seven (7) building office complex (Exhibit A). The office complex consists of professional, general, medical offices and a separate CNI facility at 986 W. Town and Country Road. No changes to the enrollment at this building is proposed.

CNI currently uses the 702 W. Town and Country Road facility for school administrative headquarters, business offices, school classes, general student areas, and record storage. Classes are offered in the morning, afternoon, and evening. Class sessions last four hours and move between two rooms, a classroom and a training lab or computer lab. The hours of operation for the facility would be as follows:

Session	Hours	Percentage of Students	Number of Students
Morning	7:30 a.m. to 12:00 p.m.	39	49
Afternoon	1:00 p.m. to 5:00 p.m.	13	16
Evening	6:00 p.m. to 10:00 p.m.	48	60

Development Standards

No changes are proposed to the exterior of the building or site. Therefore, a comparison of the building to existing development standards has not been conducted, except for parking. The request for the shared parking would be for the uses within the office building complex on the subject site.

	Required	Proposed	Code Section
<i>Parking (non-residential)</i>	1 parking space per 35 square feet of instructional area. 4 parking spaces per 1,000 square feet of professional office. 5 parking spaces per 1,000 square feet of medical office. Total of 763 parking spaces	The development has a total of 721 parking spaces. The applicant is requesting shared parking.	Orange Municipal Code, Table 17.34.060.B

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

Conditional Use Permit: The applicant is requesting a Conditional Use Permit to expand an establish trade school at the site and to allow a shared parking agreement.

Required Findings:

1. A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.
2. A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.
3. A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.
4. A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: Existing CNI Facility at 702 Town & Country Road

The proposed modification to the trade school at 702 Town & Country Road would continue to be independent of the 986 W. Town and Country Road facility; students would not be moving between the two different buildings. The proposal would increase the student count by 20 and the staff members by 2 for a total enrollment of 125 students and 28 staff members at the 702 Town & Country Road facility. The classroom instructional area would increase from 2,700 square feet to 3,365 square feet. The facility would continue to have three sessions. The school would operate the classes as indicated in the table.

Session	Hours
Morning	7:30 a.m. to 12:00 p.m.
Afternoon	1:00 p.m. to 5:30 p.m.
Evening	6:30 p.m. to 10:00 p.m.

Issue 2: Existing CNI Facility at 986 Town & Country Road

The trade school has an existing school facility located in a different building within the office complex at 986 W. Town and Country Road. The existing school facility has a shared parking agreement between users that was approved on February 3, 1997. The trade school was approved to have up to 75 students and 10 staff members, with a maximum classroom instructional area of 1,888 square feet. The school typically has a maximum of 25 students per session, two teachers, and four administrative personnel. The maximum number of occupants at the existing facility is 31. Currently that facility teaches in the fields vocational nursing and surgical technician. The school operates three sessions as indicated in the table. The CNI facility at the 986 W. Town and Country would not be changed by this proposal.

Session	Hours
Morning	8:00 a.m. to 12:00 p.m.
Afternoon	1:00 p.m. to 5:00 p.m.
Evening	6:00 p.m. to 10:00 p.m.

Issue 3: Shared Parking

At the time of approval of the 986 W. Town and Country Road facility in 1997, there were a total of 743 parking spaces, which included permitted compact parking spaces. Since that time the parking lot has been re-striped eliminating the compact parking spaces and providing additional handicapped parking spaces, this has reduced the number of available parking spaces to 721 spaces for the entire business complex.

Based on the strict application of Orange Municipal Code, Table 17.34.060.B, the trade school would require one (1) parking space per 35 square feet of instructional area. The professional office uses would have a requirement of four (4) parking spaces per 1,000 square feet. The medical office uses would have a requirement of five (5) parking spaces per 1,000 square feet. The total number of required parking spaces based on the Code for this site would be 763 parking spaces. This requirement assumes all users would be on-site at the same time and operating at a full capacity.

It should be noted that if the entire office building complex (191,311 square feet) consisted of professional offices uses, the total number of parking spaces required by Code would be 763 parking spaces.

Use	Parking Required	Required Parking Spaces
Professional Office	143,118 square feet	572
Medical Office	8,192 square feet	41
986 Town & Country	1,888 sq ft of classroom instructional area	54
702 Town & Country	3,365 sq ft of classroom instructional area	96
Total		763

Section 17.34.100 recognizes the unique needs of schools and allows the Planning Commission to approve a shared parking agreement between users. A parking study has been provided for the project to forecast student and staff occupancy of the building. Hourly occupancy segments were generated to determine peak building occupancy and parking needs of the proposed trade school.

Staff has reviewed the parking analysis for the proposed school and the existing uses on the site. Given the length of the classes and the three sessions offered by CNI, staff has analyzed the needed parking spaces based on the student and staff members at the different sessions. This has been done in the past for specialized schools such as Argosy University. This does not take into account the number of students who use public transportation or carpool.

Session	Occupants at 986 Town & Country Facility		Occupants at 702 Town & Country Facility		CNI Total	Office Total	Grand Total
	Students	Staff	Students	Staff			
Morning	25	6	49	26	106	613	719
Afternoon	25	6	16	22	69	613	682
Evening	25	2	60	4	91	613	704

Based on this information, the total number of parking spaces needed during the morning session for the existing office uses and the two CNI facilities (based on occupants) would be 719 parking spaces, in the afternoon session 682 parking spaces would be needed and in the evening session 704 parking spaces would be needed.

CNI’s staggered schedule accommodates those students who require flexible hours to attend class while working. Students typically spend 40% of their time on campus in lecture or lab and the remaining 60% in off-campus site. Due to the nature of the nursing programs available at CNI, while on campus students attend a classroom lecture for part of the time and then attend the laboratory training session. Classrooms and laboratories are not used at the same time. Students move from a classroom to a laboratory or go off campus for training. This flexibility allows Staff to limit the number of students that CNI is allowed to have at the campus during the morning and afternoon sessions in order to allow for the share parking to work.

Although 765 parking spaces would be required based on the strict application of Code, both CNI facilities would have three class sessions which reduce the needed parking spaces below the total number of the existing 721 parking spaces on-site for the morning, afternoon and evening sessions. Based on this information, the total number of parking spaces needed based on the office uses and CNI facility occupants would be less than the total number of parking spaces available on site.

Additionally when factoring the number of students who use public transportation and who carpool as indicated by the applicant, and an allowance of a conservative 3% vacancy rate for the office complex is made, the number of needed parking spaces could be further reduced.

Based on staff’s analysis it would appear that a shared parking agreement given the staggered class sessions would continue to work at this business office complex. In addition staff has incorporated Conditions of Approval to the draft Planning Commission Resolution which would reduce the likelihood of parking issues arising.

Such conditions include having a minimum of 60 minutes between class sessions to allow for students to fully vacate the building before another class session arrives (Condition No. 4); and no

more than 3,365 square feet of classroom instructional area at the subject campus (Condition No. 5). The conditions are provided to ensure that parking overspill does not occur in the event the parking study for the project does not hold true and school operations cause an overspill of parking onto City Streets and adjacent properties.

ADVISORY BOARD RECOMMENDATION

No Advisory Boards or Committees were required to review this proposal.

ATTACHMENTS/EXHIBITS

Attachments to Report:

1. Draft Planning Commission Resolution PC 23-12
2. Conditional Use Permit 2736-06 Planning Commission Resolution No. PC 13-09
3. Vicinity Map
4. Aerial Photo

Exhibits provided to the Planning Commission:

- A. Submitted Plans and Exhibits date stamped June 4, 2012
- B. Updated Parking Analysis and Justification Letter dated March 22, 2012

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