

Planning Commission Agenda Item

December 2, 2013

TO: Chair Steiner and

Members of the Planning Commission

THRU: Leslie Aranda Roseberry

Planning Manager

FROM: Anne E. Fox

Contract Staff Planner

SUBJECT

PUBLIC HEARING: Conditional Use Permit 2921-13 – SureFire CPR, located at 1835 West Orangewood Avenue, Suite 105

SUMMARY

The applicant proposes to establish a Cardiopulmonary Resuscitation (CPR) & First Aid School within an existing 2,164 square foot tenant space in an existing commercial office building. A Conditional Use Permit is required to establish a "School."

RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 42-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 2921-13 ESTABLISHING A SCHOOL WITHIN AN EXISTING 2,164 SQUARE FOOT TENANT SPACE AT 1835 WEST ORANGEWOOD AVENUE, SUITE 105

AUTHORIZATION/GUIDELINES

Orange Municipal Code (OMC) Table 17.18.030 requires approval of a Conditional Use Permit to establish a School on property zoned Office Professional (OP). The Planning Commission has authority per OMC Section 17.10.030.C to make a final determination on an application for a Conditional Use Permit.

PUBLIC NOTICE

On November 21, 2013, the City posted the subject site, and sent a Public Hearing Notice to a total of 237 property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice.

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) in that the project involves the leasing of an existing private structure with negligible expansion of use. There is no environmental public review required for a Categorical Exemption.

PROJECT BACKGROUND

Applicant:	SureFire CPR
Property Owner:	Providence Orangewood, LLC
Property Location:	1835 West Orangewood Avenue, Suite 105
Existing General Plan	Neighborhood Office Professional (NOP) Max. 0.5 FAR
Land Use Element designation:	
Existing Zoning	Office Professional (OP)
Classification:	
Old Towne:	No
Specific Plan/PC:	No
Site Size:	2,164 square foot existing tenant space within a 12,920 square foot
	office building on a 3.63-acre property
Circulation:	Although the property address is Orangewood Avenue, which is
	classified as a Primary Augmented Arterial with 100-foot Right-of-
	Way, the tenant space is part of the commercial development taking
	its ingress/egress from driveways located along Poplar Street (a local
	street) and Eckhoff Street (a Secondary Arterial with 80-foot Right-
	of-Way).
Existing conditions:	Existing three-building office complex totaling 108,780 square feet,
	with 453 parking spaces and related site improvements.
Surrounding land uses	North: Industrial Park (OP – Office Professional)
and Zoning:	East: Industrial & Warehouse (M1 – Light Industrial)
	South: Commercial Offices (OP – Office Professional)
	West: Industrial/Office Park (OP – Office Professional)
Previous	CUP 984-79 - for original development of the three building office
Applications/Entitlements:	complex
	CUP 2018-93 - for Azusa Pacific University to establish a satellite
	campus within portions of the office complex
	CUP 1280 – establish sandwich shop

PROJECT DESCRIPTION

The applicant, SureFire CPR, proposes to open a commercially-operated School to teach cardiopulmonary resuscitation and first aid to adults and minors within an existing 2,164 square foot tenant space. The tenant space will have two classrooms with a maximum of ten students and one instructor occupying each when a class is in session. The standard CPR class is 3 hours and first aid is 2.5 hours long. The advanced classes for nurses, paramedics and doctors are 6 and 12 hours depending on whether it is a renewal or initial class and these are held on weekends. Some classes are also taught off-site at the customer's location. On-site classes are proposed to be held Monday through Friday between the hours of 5:00 p.m. up to 10:30 p.m.; and on Saturdays and Sundays between 8:00 a.m. and 7:00 p.m. A maximum of three administrative office personnel will occupy the office portion of the tenant space on a daily basis between 8:30 a.m. and 5:30 p.m.

Development Standards

A review of the development standards is not merited for this application, because no new construction is proposed. Hence the table typically found in this section of the staff report to compare proposed, existing and code requirements has been omitted.

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

<u>Conditional Use Permit:</u> The applicant is requesting a Conditional Use Permit for a School in a Commercial zone.

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

<u>Issue 1: Parking for Proposed School</u>

There are currently 443 parking spaces provided on-site which are shared between the three buildings addressed as 1835, 1845, and 1915 West Orangewood Ave. There is an existing School within the office complex, Azusa Pacific University, which was approved through CUP 2018-93; allowing for the use of 175 parking spaces and capping total attendance/occupancy in the evenings

to 263 persons. Prior to 5:00 p.m., Azusa Pacific University occupancy is limited to 44 persons. Other uses at the site are parked based upon the standard office ratio of four spaces per 1,000 square feet.

The subject tenant space would be allocated a total of nine parking spaces using the OMC's office parking ratio requirements based on the size of the tenant space (four spaces/1,000 square feet). OMC Table 17.34.060.B provides a parking ratio for Trade School, Business School, and Adult Education types of uses, which the SureFire CPR establishment would be categorized. This standard requires one parking space for every 35 square feet of instructional gross floor area (GFA). The two classrooms within the tenant space total 763 square feet, requiring a total of 22 parking spaces. With only nine spaces allocated to the tenant space, this circumstance requires 13 additional parking spaces to be available for the proposed classroom use.

Attachment 3 shows the allocation of parking based upon the current occupancies at the complex. Based upon this table, there are 435 parking spaces required to serve all the uses based upon the standard office use parking ratio. This represents a surplus of eight spaces, which is not enough to accommodate the proposed School use operating during the same hours as the existing office uses on the property. However, the applicant is proposing to hold class in the evenings and on the weekends, when typical office uses are closed. The only occupant that would have similar hours of operation is the other School use, Azusa Pacific University. They are currently limited to using 175 of the parking spaces in the evenings and on weekends, theoretically leaving 268 spaces available. Therefore, although the proposed School exceeds the amount of parking allocated to its tenant space, there is more than sufficient parking provided on-site during "off-hour" classroom use times. A condition limiting the classroom hours and attendance size to those represented by the applicant will sufficiently mitigate any impact to existing uses at the site and ensure that there is adequate parking available to serve all the uses.

ADVISORY BOARD RECOMMENDATION

N/A

ATTACHMENTS/EXHIBITS

Attachments to Report:

- 1. Planning Commission Resolution No. PC 42-13
- 2. Vicinity map
- 3. City of Orange Parking Evaluation 1835, 1845 & 1915 West Orangewood Avenue
- 4. Site Plan & Floor Plan (label dated December 2, 2013)

cc: SureFire CPR

ATTN: Vanessa Zarrilli 2549 Eastbluff Drive #247 Newport Beach, CA 92660