



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jill Arabe, Associate Planner *JA*  
**DATE:** January 13, 2015

**SUBJECT: CONDITIONAL USE PERMIT NO. 14-028 (GLOW HOT YOGA HEALTH CLUB)**

**APPLICANT:** Daniel Ziese, 612 Moulton Ave., Suite 7, Los Angeles, CA 90031

**PROPERTY**

**OWNER:** Taki Sun Inc., 6400 E. Pacific Coast Highway, Long Beach, CA 90803

**LOCATION:** 16360 Pacific Coast Highway, 92649 (east side of Pacific Coast Highway, south of Anderson Street – Peter’s Landing)

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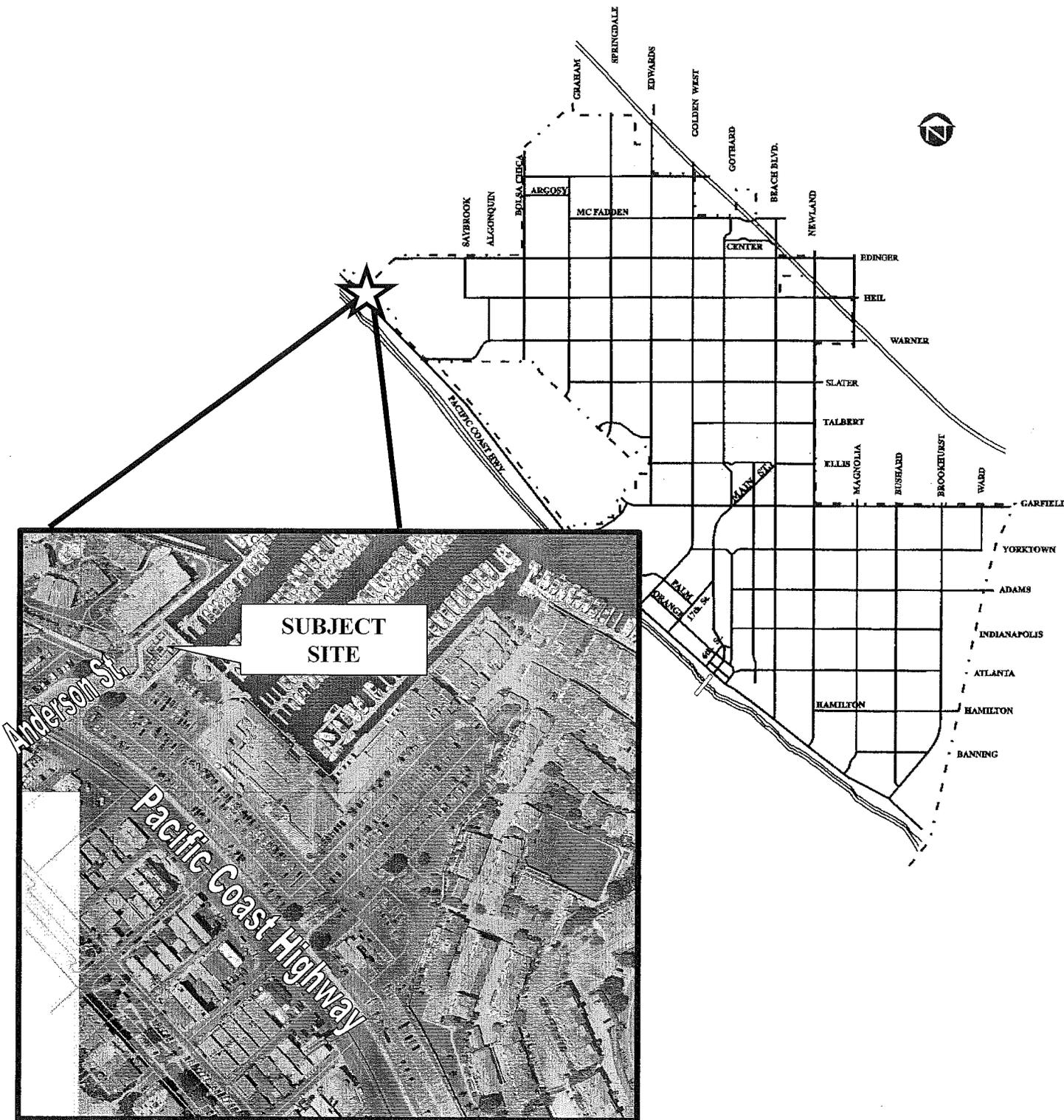
**STATEMENT OF ISSUE:**

- ◆ Conditional Use Permit (CUP) No. 14-028 is a request for the following:
  - To permit the establishment of an approximately 3,700 sq. ft. health club consisting of group fitness, personal training, and standup paddleboard instruction and rentals.
  
- ◆ Staff’s Recommendation:
  - Approve Conditional Use Permit No. 14-028 based upon the following:
    - Complies with the General Plan goals and policies for encouraging a range of visitor serving commercial uses.
    - Compatible with surrounding commercial and residential uses and potential impacts to noise-sensitive uses will be minimized.
    - Contributes to the economic viability of an existing shopping center.

**RECOMMENDATION:**

Motion to:

“Approve Conditional Use Permit No. 14-028 with suggested findings and conditions of approval (Attachment No. 1)”



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 14-028**  
**(YOGA HEALTH CLUB – 16360 PACIFIC COAST HIGHWAY)**

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 14-028 with findings for denial.”
- B. “Continue Conditional Use Permit No. 14-028 and direct staff accordingly.”

**PROJECT PROPOSAL:**

Conditional Use Permit No. 14-028 represents a request to permit the establishment of an approximately 3,700 sq. ft. health club consisting of group fitness, personal training, and standup paddleboard instruction and rentals pursuant to HBZSO Section 211.04.

The proposed facility will provide fitness equipment such as dumbbell weights, bosu balls, bands, inversion table, workout bars, exercise balls, paddleboards, yoga straps and blocks. Individual training, group classes, and a paddleboard program (rentals, instruction and events) will also be offered. The facility will employ approximately 3-4 full time employees and approximately 15 part-time employees (personal trainers and class instructors). Proposed hours of operation are between 5:30 a.m. and 8 p.m. daily. The subject site is located on the ground floor of a two-story commercial building in the Peter’s Landing shopping center. Other commercial uses in the center consist of restaurants, retail, offices, a church, and a health club.

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CV-F2-d (Commercial Visitor – 0.50 Max. Floor Area – Design Overlay)	CV-CZ (Commercial Visitor – Coastal Zone)	Commercial
North of Subject Property:	RH-30 (Residential High Density – 30 du/acre)	RH (Residential High Density)	Residential
East and West of Subject Property:	CV-F2-d	CV-CZ	Commercial
South of Subject Property (across PCH):	Land Use Not Certified-Sunset Beach	Land Use Not Certified – Sunset Beach	Commercial

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is currently CV-F2-d (Commercial Visitor – 0.50 Max. Floor Area – Design Overlay). The proposed project is consistent with the General

Plan land use designation of Commercial Visitor and the goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.17: Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.)

The proposed use is compatible with the existing commercial uses in the shopping center such as retail, restaurants, and offices. It provides recreational opportunities and services to residents and visitors. The business also offers standup paddleboard classes and rentals which promotes use of the city's water recreational resources.

B. Economic Development Element

Objective ED 2.6: Expand and enhance the existing visitor serving uses.

Policy ED 2.6.2: Encourage visitor supported commercial development to concentrate in selected areas of the City, thereby creating identifiable visitor-oriented centers.

The health club is a visitor serving commercial use that promotes an active lifestyle and recreational services. It is located at Peter's Landing, which is near City boundaries and characterized with high visibility along a major highway. The proposed use will contribute to the economic viability of the shopping center and the responsible growth of the City.

Zoning Compliance:

This project complies with the requirements of the CV zoning district. The use is permitted in the zone, subject to conditional use permit approval by the Planning Commission. The onsite parking requirement for the proposed use is equivalent to a retail land use (one parking space per 200 square-feet) and less than a restaurant use (one parking space per 100 square-feet). Approximately 1,000 square-feet of the tenant space will be for group instruction, which is parked similar to a restaurant use. Prior use of the entire two-story building was a restaurant. In addition, a list of City Code Requirements of the applicable provisions of the HBZSO and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

Urban Design Guidelines Conformance: Not applicable.

**Environmental Status:**

The proposed project is categorically exempt pursuant to Class 1, *Existing Facilities*, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which identifies the operation of existing structures involving negligible or no expansion of use beyond that previously existing as exempt from the provisions of CEQA.

**Coastal Status:** The proposed project is within an appealable portion of the Coastal Zone. It is exempt from a Coastal Development Permit pursuant to Section 245.08, Exemptions, of the Zoning and Subdivision Ordinance because the project does not involve an increase of floor area, height, or intensity of use.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Police, Fire, and Planning and Building have reviewed the project and identified a list of code requirements (Attachment No. 4) applicable to the project.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on January 1, 2015, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division’s Notification Matrix), applicant, and interested parties. As of January 6, 2015, no communication supporting or opposing the request has been received.

**Application Processing Dates:**

<b><u>DATE OF COMPLETE APPLICATION:</u></b>	<b><u>MANDATORY PROCESSING DATE(S):</u></b>
November 17, 2014	January 17, 2015

Conditional Use Permit No. 14-028 was filed on October 16, 2014 and deemed complete on November 17, 2014. The application is scheduled for public hearing before the Planning Commission on January 13, 2015.

**ANALYSIS:**

The primary issues to consider when analyzing this project are land use compatibility and parking.

**Compatibility**

The subject site is located within an existing multi-tenant commercial shopping center along a major arterial highway and within close proximity of coastal resources. The proposed use will be compatible with existing uses because it is visitor serving and offers recreational services such as fitness classes, exercise equipment, personal training, and paddleboard rentals. Although the majority of the business

will occur within the interior of the building, patrons will be afforded the opportunity to rent standup paddleboards and obtain personal paddleboard instruction. Residential uses are adjacent to the commercial site. The buildings are separated by an approximately 10 ft. wide walkway, approximately six ft. high combination wall and vinyl fence, and landscaping. In order to minimize potential impacts of the outdoor activities with nearby residential uses, staff recommends that the outdoor activities associated with the business be limited to between the hours of 9:00 a.m. and 6:00 p.m. Additionally, doors are conditioned to remain closed during business hours and since there are no window openings along the north side of the building facing the residential uses, potential noise impacts from the health club are not anticipated.

### **Parking**

The HBZSO requires onsite parking for a health club use at the same ratio required for retail and restaurant for the group instruction area, which is overall less than the previous use (restaurant) of the subject suite. A table indicating the current uses within the commercial center and their corresponding parking ratios based on HBZSO requirements is provided as Attachment No. 5. The table, which was reviewed by staff for consistency with HBZSO parking ratios and certificate of occupancy records for Peter's Landing, shows a total of 755 onsite parking spaces are required to serve the current mix of uses on the site. The subject property provides a total of 794 parking spaces. Thus, the proposed use complies with HBZSO parking requirements.

### **SUMMARY:**

Staff recommends approval of Conditional Use Permit No. 14-028 based upon the following:

- The project complies with the General Plan goals and policies for encouraging a range of visitor serving commercial uses.
- The proposed use is compatible with surrounding commercial and residential uses and potential impacts to noise-sensitive uses will be minimized.
- It will contribute to the economic viability of an existing shopping center.

### **ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 14-028
2. Site Plan, Floor Plans and Elevations dated and received October 16, 2014
3. Narrative dated October 16, 2014
4. Code Requirements Letter (for informational purposes only) dated December 18, 2014
5. Parking Tabulation dated December 18, 2014

SH:JJ:JA

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

#### CONDITIONAL USE PERMIT NO. 14-028

#### SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

#### SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-028:

1. Conditional Use Permit No. 14-028 for the establishment of an approximately 3,700 sq. ft. health club consisting of group fitness, personal training, and standup paddleboard instruction and rentals will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use is located within an existing multi-tenant commercial center with other similar visitor serving commercial uses. The business will primarily operate within the interior of the suite, except for the occasional use of the dock by patrons launching the paddleboard rentals and personal standup paddleboard instruction program in the harbor. Based on a parking tabulation of the existing uses and proposed use within the shopping center, the site will be adequately parked. The health club is not anticipated to generate additional noise, traffic, or other impacts above existing conditions. As conditioned, outdoor activities/operations will be limited between normal business hours in order to minimize potential noise impacts during early morning and late evening times.
2. The conditional use permit will be compatible with surrounding residential and commercial uses. The proposed use is located in an existing multi-tenant commercial center with other similar visitor serving commercial uses. Additional parking is not required for the use based on a parking tabulation of existing uses and an adequate supply of parking onsite. The business operations will occur primarily indoors and as conditioned, outdoor activities will occur during normal business hours where potential noise impacts are not anticipated to exceed existing conditions.
3. The proposed use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition on the project. It complies with applicable HBZSO requirements such as onsite parking for the health club use. The proposed hours of operation are consistent with the existing commercial uses and therefore will not generate impacts to adjacent noise-sensitive uses above the existing conditions.
4. The granting of the conditional use permit will not adversely affect the General Plan. The proposed project is consistent with the General Plan land use designation of Commercial Visitor and the goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.17: Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.)

The proposed use is compatible with the existing commercial uses in the shopping center such as retail, restaurants, and offices. It provides recreational opportunities and services to residents and visitors. The business also offers standup paddleboard classes and rentals which promotes use of the city's water recreational resources.

B. Economic Development Element

Objective ED 2.6: Expand and enhance the existing visitor serving uses.

Policy ED 2.6.2: Encourage visitor supported commercial development to concentrate in selected areas of the City, thereby creating identifiable visitor-oriented centers.

The health club is a visitor serving commercial use that promotes an active lifestyle and recreational services. It is located at Peter's Landing, which is near City boundaries and characterized with high visibility along a major highway. The proposed use will contribute to the economic viability of the shopping center and the responsible growth of the City.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-028:**

1. The site plans, floor plans, and elevations received and dated October 16, 2014, shall be the conceptually approved layout.
2. The use shall comply with the following:
  - a. Only the uses described in the project narrative received and dated October 16, 2014 shall be permitted.
  - b. No outdoor activities/operations (i.e., dock use) associated with the business shall be permitted between the hours of 6:00 p.m. and 9:00 a.m.
  - c. All exterior doors shall remain closed after 8:00 p.m. and before 7:00 a.m.
  - d. The recessed entrance area into the health club shall be adequately lighted. **(PD)**
3. Signage shall be reviewed under separate permits and applicable processing.
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of

approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

5. Conditional Use Permit No. 14-028 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.











REGISTERED STAMP

**GLow HOT YOGA, INC.**  
**TENANT IMPROVEMENT**  
16360 PACIFIC COAST HWY  
HUNTINGTON BEACH, CA 92649

**ELEVATIONS**

PROJECT NO. 11-11-11-001  
DATE 11/11/11

BY ARCHITECTURAL LORRAINE

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF ARCHITECTURAL LORRAINE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL LORRAINE. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS PROHIBITED. ARCHITECTURAL LORRAINE, 11111 BAYVIEW BLVD., SUITE 100, HUNTINGTON BEACH, CA 92646. TEL: 714/363-1111. FAX: 714/363-1112. WWW.ARCHITECTURALORRAINE.COM

**3.2**

**GENERAL NOTES**

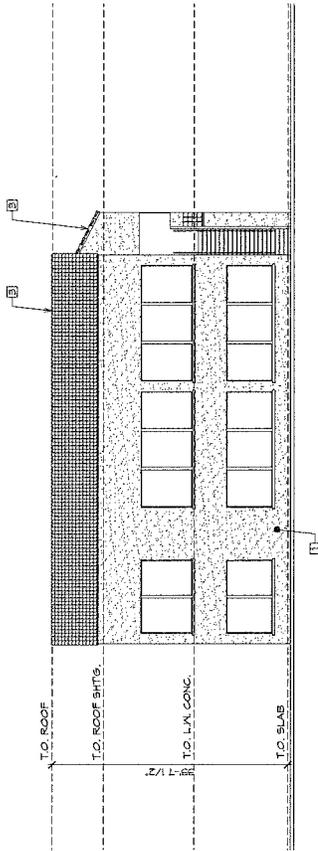
- 1. EXTERIOR OF BUILDING NOT INCLUDED IN SCOPE OF WORK. ALL WORK SHALL OCCUR IN BUILDING'S INTERIOR.

**LEGEND**

- EXTERIOR PLASTER
- TEMPERED SAFETY GLASS
- STONE

**KEYNOTES**

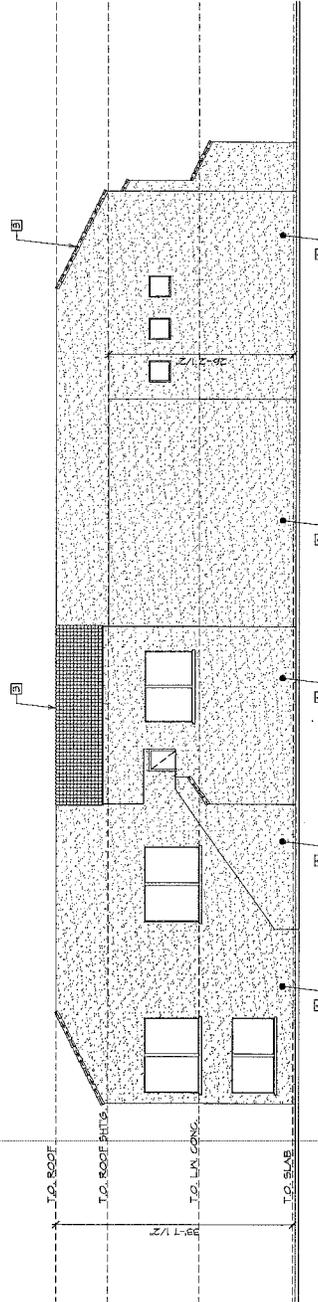
- 1 EXTERIOR PLASTER
- 2 SLATE TILE VENEER
- 3 CLAY TILE ROOF



**2**

**NORTH ELEVATION**

SCALE: 3/4"=1'-0"



**1**

**WEST ELEVATION**

SCALE: 3/4"=1'-0"

ATTACHMENT NO. **2.5**

Narrative for Glow Hot Yoga Inc  
16360 Pacific Coast Hwy  
Huntington Beach, CA 92649  
"Peters Landing"

RECEIVED  
OCT 16 2014  
Dept. of Planning  
& Building

Glow Hot Yoga is a full service health club with a mission to empower individuals and create a community around healthy living. We specialize in group fitness, personal training and stand up paddleboard instruction and rentals. Glow has not determined exact hours of operation but expect to operate from 5:30AM – 8PM, 7 days a week. A club of this size will employ approximately 3-4 full time employees and approximately 15 part time employees (personal trainers and class instructors).

Typically the peak hours of business are 7AM-11AM and 5PM-7PM. The majority of our operation is indoors with some outdoor operations on our private dock rented from Peter's Landing Marina.

Glow will offer fitness equipment such as dumbbell weights, bosu balls (some with paddle board on top for indoor paddle board training), bands, inversion table, workout bars, exercise balls, paddleboards, yoga straps and blocks. The popular features at Glow will be the individual training, group classes and our paddleboard program.

The location in Huntington Beach will take up approximately 3,700 square feet of the first floor of an existing 12,00 square foot, 2 story commercial building in the Peter's Landing Shopping Center. Our site is located on the north west side of the property.

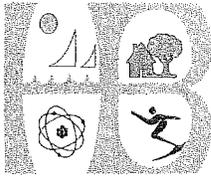
Our plan is to have a group fitness room of approximately 1,000 square feet. The second room of approximately 885 square feet will be used for personal instruction, free weights and member use of fitness related activities. This second room will have equipment such as: dumbbell weights, bosu balls (some with paddle board on top for indoor paddle board training), bands, inversion table, workout bars and exercise balls.

The facility will have men and women locker room areas with showers and bathrooms (~1,000 s.f). The remainder of the space will be used for lounge/retail area and paddleboard storage (~815). Our business will also offer paddleboard rentals, instruction and events related to stand up paddle boarding.

The reason for this application is to obtain a Conditional Use Permit to operate our health club in a CV zone.

Peter's Landing is a commercial center. North of subject property (north of Anderson) is Residential/Condos. East of the subject property is water recreation called "Huntington Harbor". South of subject property is multi-unit commercial center "Peter's Landing". West of the property (west of PCH) is commercial/residential mixed use.

Our establishment will serve residence of Huntington Beach, Seal Beach and surrounding areas as well as visitors and tourists.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

January 5, 2015

Daniel Ziese  
612 Moulton Ave., Suite 7  
Los Angeles, CA 90031

**SUBJECT: CONDITIONAL USE PERMIT NO.14-028 (GLOW HOT YOGA HEALTH CLUB)  
– 16360 PACIFIC COAST HIGHWAY, 92649  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [jarabe@surfcity-hb.org](mailto:jarabe@surfcity-hb.org) or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

Jill Arabe  
Associate Planner

Enclosure

cc: Khoa Duong, Building Division – 714-892-6123  
James Brown, Fire Department – 714-374-5344  
Steve Bogart, Public Works Department – 714-374-1692  
Jane James, Planning Manager  
Taki Sun Inc., 6400 E. Pacific Coast Highway, Long Beach, CA 90803  
Project File



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 5, 2014  
**PROJECT NAME:** GLOW HOT YOGA HEALTH CLUB  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-028  
**PROJECT LOCATION:** 16360 PACIFIC COAST HIGHWAY, 92649 (PETER'S LANDING – EAST SIDE OF PCH, SOUTH OF ANDERSON ST.)  
**PROJECT PLANNER:** JILL ARABE, ASSOCIATE PLANNER  
**PLAN REVIEWER:** KHOA DUONG, P.E  
**TELEPHONE/E-MAIL:** (714) 892-6123 / KHOA@CSGENGR.COM

**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 3,700 SQUARE FEET HEALTH CLUB CONSISTING OF 1,000 SQUARE FEET GROUP FITNESS ROOM, 885 SQUARE FEET WEIGHT ROOM/PERSONAL INSTRUCTION ROOM, 1,000 SQUARE FEET LOCKER ROOMS, AND 815 SQUARE FEET LOUNGE/RETAIL AND STORAGE. THE BUSINESS WILL ALSO OFFER PADDLEBOARD RENTALS, INSTRUCTION CLASSES, AND EVENTS RELATED TO STAND UP PADDLE BOARDING.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 16, 2014. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

**I. REQUIREMENT:**

None.

**II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of 2013 CBC.
3. Provide Building Data – Show
  - Type of building construction
  - Occupancy groups

- Building with fire sprinkler or not.
4. For mixed occupancy and use, please comply with Section 508 of 2013 CBC.
  5. Provide egress plans –
    - Show the occupant load in each room/area along with their occupant load factors.
    - Show egress paths of travel along with distance of travel.
    - Show location of all tactile egress signs.
  6. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
    - a. Show location of all curb ramps and truncated domes within the accessible paths of travel
    - b. Restrooms and locker rooms must be accessible to disabled persons.
  7. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
  8. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
  9. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

**III. COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 7, 2014

**PROJECT NAME:** GLOW HOT YOGA HEALTH CLUB

**ENTITLEMENTS:** CUP NO. 2014-028

**PROJECT LOCATION:** 16360 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA  
(PETER'S LANDING- EAST OF PCH, SOUTH OF ANDERSON ST)

**PLANNER:** JILL ARABE, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 536-5357/ jarabe@surfcity-hb.org

**PLAN REVIEWER-FIRE:** James Brown, Fire Protection Analyst

**TELEPHONE/E-MAIL:** (714) 374-5344, jbrown@surfcity-hb.org

**PROJECT DESCRIPTION:** To permit the establishment of an approximately 3,700 square foot health club consisting of a 1,000 square foot group fitness room, 885 square feet of weight room/personal instruction room, 1,000 square feet of locker rooms, and 815 square feet of lounge/retail and storage. The business will also offer paddleboard rentals, instruction classes and events related to stand up paddle boarding.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated OCTOBER 21, 2014. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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**PRIOR TO BUILDING OCCUPANCY THE FOLLOWING SHALL BE REQUIRED:**

### **Fire Protection Systems**

**The following items shall be completed prior to issuance of a certificate of occupancy.**

**Automatic Fire Sprinklers** are present in the existing building. This project would require that the existing fire sprinkler system be modified to accommodate the floor plan and use of the building. The fire sprinkler shall be designed to the applicable NFPA 13 standard that is adopted during the time of submittal. Separate plans (two sets) shall be submitted to the Fire

Department for permits and approval. Fire Code standards can be found in *City Specification #420*. (FD)

**Fire Alarm system** is present in the existing building and will need to be modified to meet the requirements of the proposed occupancy. The fire alarm system shall be designed to the applicable NFPA 72 Standard that is adopted during the time of submittal. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. (FD)

**Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

## Fire Personnel Access

The following items shall be completed prior to issuance of a certificate of occupancy.

**Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with *City Specification #403*, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with *City Specification #403 - KNOX® Fire Department Access* in the building plan notes. (FD)

## Addressing and Street Names

The following items shall be completed prior to issuance of a certificate of occupancy.

**Commercial Building Address Numbers** shall be installed to comply with *City Specification #428*, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per *City Specification # 409 Street Naming and Address Assignment Process*. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with *City Specification #428 Premise Identification* in the plan notes and reflect the address location on the building. (FD)

## Building Construction

The following items shall be completed prior to issuance of a certificate of occupancy.

**Exit Signs and Exit Path Markings** will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

**Emergency Lighting** shall be provided in compliance with the California Fire Code. Reference compliance in the plan notes. (FD)

**Posting of Room Occupancy** is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 (FD)

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction and Demolition. (FD)

**OTHER:**

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

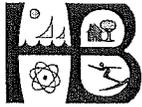
City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

or through the City's website at

[http://www.huntingtonbeachca.gov/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



## CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL  
COMMUNICATION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 10, 2014  
**PROJECT NAME:** GLOW HOT YOGA HEALTH CLUB  
**ENTITLEMENTS:** CUP 14-28  
**PLNG APPLICATION NO:** 2014-0150  
**DATE OF PLANS:** OCTOBER 16, 2014  
**PROJECT LOCATION:** 16360 PACIFIC COAST HIGHWAY  
**PROJECT PLANNER:** JILL ARABE, ASSOCIATE PLANNER  
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*  
**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 3,700 SQUARE FEET HEALTH CLUB CONSISTING OF 1,000 SQUARE FEET GROUP FITNESS ROOM, 885 SQUARE FEET WEIGHT ROOM/PERSONAL INSTRUCTION ROOM, 1,000 SQUARE FEET LOCKER ROOMS, AND 815 SQUARE FEET LOUNGE/RETAIL AND STORAGE. THE BUSINESS WILL ALSO OFFER PADDLEBOARD RENTALS, INSTRUCTION CLASSES, AND EVENTS RELATED TO STAND UP PADDLE BOARDING.

Pursuant to your Development Review Request, Public Works has reviewed the subject project and has no comments.



**HUNTINGTON BEACH  
PLANNING AND BUILDING DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JANUARY 5, 2015  
**PROJECT NAME:** GLOW HOT YOGA HEALTH CLUB  
**PLANNING APPLICATION NO.** 2014-0150  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-028  
**DATE OF PLANS:** OCTOBER 16, 2014  
**PROJECT LOCATION:** 16360 PACIFIC COAST HIGHWAY, 92649 (EAST SIDE OF PACIFIC COAST HIGHWAY, SOUTH OF ANDERSON STREET – PETER'S LANDING)  
**PLAN REVIEWER:** JILL ARABE, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** 714-374-5357/ JARABE@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 3,700 SQUARE FEET HEALTH CLUB CONSISTING OF 1,000 SQUARE FEET GROUP FITNESS ROOM, 885 SQUARE FEET WEIGHT ROOM/PERSONAL INSTRUCTION ROOM, 1,000 SQUARE FEET LOCKER ROOMS, AND 815 SQUARE FEET LOUNGE/RETAIL AND STORAGE. THE BUSINESS WILL ALSO OFFER PADDLEBOARD RENTALS, INSTRUCTION CLASSES, AND EVENTS RELATED TO STAND UP PADDLE BOARDING.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**CONDITIONAL USE PERMIT NO. 14-028:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
  - a. A Certificate of Occupancy must be approved by the Planning and Building Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**

3. The Development Services Departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
4. CUP No. 14-028 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
5. CUP No. 14-028 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
6. The Planning Commission reserves the right to revoke CUP No. 14-028 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
7. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
8. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
9. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**

# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** November 10, 2014

**PROJECT NAME:** Hot Glow Yoga

**ASSIGNED PLANNER:** Jill Arabe

**REQUEST:** To permit the establishment of an approximately 3,700 square foot health club, including paddleboard rentals and instruction.  
**Existing building.**

**LOCATION:** 16360 Pacific Coast Highway

**PLAN REVIEWER:** Jan Thomas, CPTED Consultant - HBPD

**TELEPHONE/E-MAIL:** (949) 290-1604/jckthomas@cox.net

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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Entrance to club is set in a recessed area. Ensure that area remains well-lighted.

Otherwise, no concerns.

**PETER'S LANDING PARKING RATIO  
AS OF 12/18/2014**

Unit Name	Use	Useable Sq.Ft.	Ratio	Parking Required
<b>16360 Building</b>				
100 GLOW HOT YOGA, INC.	Health Club	2,746	1/200	13.73
100 GLOW HOT YOGA, INC.	Health Club	1,000	1/100	10.00
130 VACANT	Retail	1,448	1/200	7.24
200-228 VACANT	Office	3,717	1/250	14.87
<b>16390 Building</b>				
100 VACANT	Marine Sales	8,556	1/500	17.11
200 VACANT	Retail	3,243	1/200	16.22
201/202 CELLMARK, INC.	Office	1,938	1/250	7.75
203 SCOT SOLEAU	Office	170	1/250	0.68
204 DAN DOMANCICH	Office	387	1/250	1.55
206 VITO LANUTI	Office	186	1/250	0.74
207 CHURCHILL MANAGEMENT CORP.	Office	193	1/250	0.77
208 SUNSET BEACH LIMOUSINES	Office	184	1/250	0.74
209 ZARI MASSOUDI BOLOUR	Office	323	1/250	1.29
210 CELLMARK, INC.	Office	293	1/250	1.17
<b>16370 Building</b>				
SUNSET GONDOLA	Kiosk	78	1/200	0.31
<b>16400 Building</b>				
100/101 TRLT ENTERPRISES, LLC	Retail	2,945	1/200	14.73
102 VACANT	Retail	1,527	1/200	7.64
103/104 GNIROB CAPITAL GROUP, PELICAN ISLE	Restaurant	3,304	1/100	33.04
105 THAI MING TA & ANTHU TRAN	Salon	1,277	1/200	6.39
106 REMAX FINE HOMES	Office	968	1/200	4.84
107 HAVEN HARBOR YACHT	Marine Sales	1,077	1/500	2.15
108 MARINA INVESTORS	Marine Srves	532	1/500	1.06
109 DANA LINSMAYER	Retail	805	1/200	4.03
110 DINESH POUDEL	Restaurant	1,130	1/100	11.30
111 BANK OF AMERICA	Bank	500	1/200	2.50
112 VACANT	Retail	4,279	1/100	42.79
117 MAHER KIRMIZ & WILLIAM KIRMIZ	Retail	2,654	1/200	13.27
120 PETER'S LANDING ATHLETIC CLUB	Health Club	3,831	1/200	19.16
130 POSH POOCH	Retail	2,945	1/200	14.73
201/202 VITO LANUTI	Office	1,570	1/250	6.28
203 VACANT	Office	2,327	1/250	9.31
204 ART RIVAS	Office	1,961	1/250	7.84
205 ROBERT FETCHTIG, AN INDIVIDUAL	Office	1,251	1/250	5.00
206/207 LUKO MANAGEMENT	Office	2,095	1/250	8.38
208 FLYNN INVESTMENT ASSET MANAGEMENT	Office	825	1/250	3.30
210/211 FORD BUBALA & ASSOCIATES	Office	2,778	1/250	11.11
212 MOBL MIND, LLC	Office	1,950	1/250	7.80
214 MED RESULTS NETWORK	Office	953	1/250	3.81
215 MANHATTAN BANCORP	Office	1,624	1/250	6.50
217 VACANT	Office	1,967	1/250	7.87
218/219 SWELL MARKETING, LLC	Office	2,039	1/250	8.16
220 POWER TURBINE, INC.	Office	945	1/250	3.78
221 CORE PILATES CENTER	Office	935	1/200	4.68
222 SEA TOW	Office	582	1/250	2.33
<b>16430 Building</b>				
SPRINT PCS, NATIONAL LEASE MGT	Retail	702	1/200	3.51
<b>16450 Building</b>				
100 CALVARY CHAPEL OF THE HARBOUR	Church	6,680	1/100	66.80
200 VACANT	Office	3,690	1/250	14.76
202 VACANT	Office	2,908	1/250	11.63
203 CAREFREE HOME CARE	Office	463	1/250	1.85
241 BRENTAG NORTH AMERICA	Office	1,281	1/251	5.12
243 TAKI SUN	Office	456	1/252	1.82
245 TAKI SUN	Office	1,895	1/253	7.58
247 TAKI SUN	Office	2,519	1/254	10.08
<b>16470 Building</b>				
STARBUCKS COFFEE COMPANY	Restaurant	1,800	1/100	18.00
<b>STR Building</b>				
STR-6/8/11 FEARLESS RECORDS	Office	305	1/250	1.22
STR-9 LUKO MANAGEMENT	Office	110	1/250	0.44
		<u>98,847</u>		<u>510.74</u>
	Marina :	325	.75 each	<u>243.75</u>
				<u>754.49</u>

794 SPACES PROVIDED

TOTAL SPACES REQUIRED

755

ATTACHMENT NO. 5