

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT May 8, 2018 Hearing

Applicant:

Cynthia Bell
3305 Park Vista Drive
La Crescenta, CA 91214

Case Type/No:

Minor Conditional Use Permit 537

Property Owner:

Kaesler Family Trust
1135 Green Lane
La Cañada Flintridge, CA 91011


Proposed Tenant:

Pedal, LLC

Project Address:

1111 Foothill Boulevard, Suites A and B

Project Planner:

Susan Koleda, AICP 



review parking requirements and ensure the use was not initiated until after the Planning Commission had acted upon the application.

5. Evaluation

A. Initiation of Use

During the April 10, 2018 Planning Commission meeting, it was noted by both Planning Commissioners and several members of the public that the use was operating prior to the Planning Commission taking action on the application and before the City has issued a business license for the use. Staff met with the applicant April 11 discussed the closure of the business until after a formal action had been taken and verified that the website was revised the day after the meeting to prevent ensure classes were unavailable at the La Cañada Flintridge location. Additionally, staff and Code Enforcement have conducted multiple site visits since the last meeting to ensure the business is not in operation.

B. Description of Use

At the April 10th public hearing, it was noted by the Planning Commission that the applicant's website that the applicant offered numerous spin classes as well as what was described as "TRX". Staff have verified with the applicant that TRX is a form of suspension training that uses body weight exercises to develop strength, balance, flexibility and core stability simultaneously. It requires the use of the TRX Suspension Trainer, a performance training tool that leverages gravity and the user's body weight to complete the exercises. The maximum capacity of the class is six and is limited by the number of suspension trainers that would be installed. TRX classes would not be held concurrently with any other type of class.

The "Ultimate Warrior" class is a group fitness class with multiple stations, which may include pushups, squats, burpees or pushups. Ultimate Warrior classes have a maximum capacity of 12 and would not be held concurrently with any other type of class.

Staff are satisfied that the TRX use is consistent with the use of the tenant space as a fitness studio. All revised noticing for the May 8 Planning Commission hearing on the application was revised to allow for the TRX class, in addition to the spin classes.

In addition, the applicant stated within public testimony that 24 bicycles were available, whereas the information provided to staff stated that 20 bicycles would be utilized. The applicant confirmed that class size, and the number of bicycles kept within the fitness studio for class use would be 21 (20 participants plus one instructor). The additional bicycles were removed and returned to the Pasadena location.

C. Hours of Operation

At the April 8, 2018 hearing, there was some confusion as to the proposed hours of operation, as the hours proposed within the application were not consistent with the hours available on the website. The proposed hours of operation have been verified as:

Monday through Friday:

4:45 a.m. through 9:30 a.m. (9:00 am if 9:30 is not acceptable)

5:00 p.m. through - 9:30 p.m.

Saturday

6:45 a.m. through 1:15 p.m.

Sunday

6:45 a.m. through 12:00 p.m.

4:30 p.m. through 5:30 p.m.

Based upon the information contained within Section E – Parking, staff are recommending that the morning hours of operation Monday through Friday be limited to 4:45 a.m. to 9:00 a.m. These hours of operation are included within the draft conditions of approval.

D. Size of Classes

The potential size of the classes was utilized to determine the appropriate number of parking spaces that should be required for the use. As previously mentioned, spin classes would include a maximum of 21 people, including 20 participants and one instructor. TRX classes would have a maximum capacity of six and Ultimate Warrior classes would have a maximum capacity of 12. Neither TRX nor Ultimate Warrior classes would be held concurrently with any other class, limiting the number of users and therefore the maximum number of parking spaces required to support the use without impacting adjacent businesses.

Included as Attachment 2, the applicant has provided an average attendance for each of the classes held at the Montrose location from January 1 through March 31, 2018. The weekday classes with the highest attendance (average 17.8, 19.06 and 15.49 participants respectively) were the 5:30 a.m., 8:30 a.m. and 7:15 p.m. classes. During the weekends, the highest attendance levels were during the 7:00 a.m. through 10:45 a.m. classes. Based on the average attendance provided, it is anticipated the most consistent and highest usage of the use would occurring over the weekend. Although the Montrose location had the highest attendance during weekdays at 8:30 a.m., staff are recommending that the hours of operation on weekday mornings cease at 9:00 a.m. Therefore, the last class of the morning would start and end earlier than that offered when the business was located in Montrose.

E. Parking

Staff's recommendation for approval of the project, dispute the shortage of parking within the vicinity of the project site, was based on the utilization of shared parking and the proposed uses peak hours being outside the general hours of operation of the majority of businesses located within the 1101 through 1129 block of Foothill Boulevard. Other uses within this are, and their hours of operation include:

1101 Foothill Blvd	Bruce K Smith Salon	Tuesday and Thursday Wednesday and Friday Saturday Sunday and Monday	9:00 a.m. to 7:00 p.m. 9:00 a.m. to 6:00 p.m. 9:00 a.m. to 5:00 p.m. Closed
1103 Foothill Blvd	Crescenta-Cañada Ceramic Tile	Sunday and Monday Tuesday – Saturday (by appointment only)	Closed 10:00 a.m. to 2:00 p.m.
1111 Foothill Blvd	Dr. M Swida	Monday – Friday Saturday – Sunday	9:00 a.m. to 5:00 p.m. Closed
1113 Foothill Blvd	Dr. Kaesler	Monday – Tuesday Wednesday Thursday Friday Saturday and Sunday	9:00 a.m. to 5:30 p.m. 9:00 a.m. to 5:00 p.m. 9:00 a.m. to 5:30 p.m. 8:00 a.m. to 3:00 p.m. Closed
1115 Foothill Blvd	Vacant		
1117 Foothill Blvd	LCF Custom Travel	Unavailable - but appears to be by appointment	
1117 #B Foothill	Silution Group	Monday – Friday Saturday and Sunday	8:00 a.m. to 5:00 p.m. Closed
1117 Foothill Blvd (2 nd - Floor)	Urbanbaby	Unavailable	
1119 Foothill Blvd	Cakery Bakery	Monday Tuesday – Friday Saturday Sunday	Closed 7:30 a.m. to 6:00 p.m. 8:00 a.m. to 6:00 p.m. 9:00 a.m. to 3:00 p.m.
1121 Foothill Blvd	Flintridge Cleaners	Monday – Friday Saturday Sunday	7:00 a.m. to 6:30 p.m. 9:00 a.m. to 4:00 p.m. Closed
1123 Foothill Blvd	Monet Hair Salon	Tuesday – Friday Saturday Sunday – Monday	9:00 a.m. to 7:00 p.m. 9:00 a.m. to 4:00 p.m. Closed
1125 Foothill Blvd	Jay Johnson Architectural Services	Monday – Friday Saturday - Sunday	9:00 a.m. to 5:00 p.m. Closed
1129 Foothill Blvd	George’s Upholstering	Monday – Friday Saturday - Sunday	8:00 a.m. to 4:00 p.m. 10:00 a.m. to 2:00 p.m.

As can be seen in the table above, the majority of businesses within this block of Foothill Boulevard do not open until approximately 9:00 a.m. on both weekdays and weekends. Existing businesses close generally between 5:00 p.m. and 7:00 p.m. on weekdays and earlier on weekends. Several businesses are closed Sundays and Mondays.

Based upon the proposed hours of operation of the fitness studio, with the limitation that Monday through Friday morning hours be no later than 9:00 a.m., it appears that the fitness studio generally operates outside of the hours of operation of other existing businesses on this block of Foothill Boulevard. This type of arrangement, where it has been shown that the hours of operation of multiple businesses within close vicinity are staggered so as not to create coinciding peak hours of operation and impacts on existing parking, has been approved by the Planning Commission in the past.

A condition of approval has been included that would prohibit the operation of any TRX or Ultimate Warrior class concurrently with any spin class. This will ensure that the

number of instructors and participants, and therefore the number of parking spaces required to accommodate the use, would not exceed a maximum of 21 persons/parking spaces, at any one time.

6. Recommendation

Based on the above analysis, staff recommends that the request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

Attachments:

1. Draft Resolution approving MCUP 537
2. Planning Commission Staff Report of April 10, 2018
3. Class Attendance Counts – January 1- March 31, 2018 – Montrose location
4. Correspondence from Janet Sorrentino

cc: *Cindy Bell/ 3305 Park Vista Drive/ La Crescenta, CA 91214*
Kaesler Family Trust/1135 Green Lane/ La Cañada Flintridge, CA 91011

Attachment 1

RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING MINOR CONDITIONAL USE PERMIT 537 FOR A FITNESS STUDIO WITHIN AN EXISTING APPROXIMATELY 2,800 SQUARE FOOT TENANT SPACE LOCATED WITHIN THE MIXED USE 2 DESIGNATION OF THE DOWNTOWN VILLAGE SPECIFIC PLAN, LOCATED AT 1111 FOOTHILL BOULEVARD, SUITE A AND B AND ADOPTING A NOTICE OF EXEMPTION PURSUANT TO SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

WHEREAS, an application has been filed by Cynthia Bell (the “Applicant”) for Minor Conditional Use Permit (MCUP) 537, said request attached hereto and incorporated herein by reference; and

WHEREAS, the request applies to one parcel within the Mixed Use 2 designation of the Downtown Village Specific Plan, referred to on the County Assessor’s roles as AIN 5812-022-018 and addressed as 1111 Foothill Boulevard, Suites A and B; and

WHEREAS, MCUP 537 is a request to operate a fitness studio (Pedal, LLC) within an existing approximately 2,800-square foot tenant space; and

WHEREAS, the Planning Commission, on April 10 and May 8, 2018, after publication and posting of notice in the prescribed manner, held a public hearing on the MCUP request; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, it has been determined that the project is Categorically Exempt pursuant to Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained within Section 15300.2 are applicable as the project is located within an existing structure and no modification of the structure or associated parking is required, with the exception of signage; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated April 10, 2018 regarding the Application, and heard and considered the testimony of the applicant and the public, with all testimony received being made a part of the public record; and

NOW, THEREFORE, the Planning Commission hereby finds and determines as follows:

Section 1. The Planning Commission finds and determines that the above recitals are true and correct.

Section 2. Conditional Use Permit 537:

a. The fitness studio use is located within an existing commercial structure that has a General Plan Land Use designation of Downtown Village Specific Plan (DVSP). The proposed project is consistent with the General Plan Land Use Element (LUE) Objective 1.2, “Encourage the development of an attractive and balanced commercial base for the community that meets the needs of the residents without negatively impacting the circulation network, infrastructure capacity, or existing residential neighborhoods”, LUE Policy 1.2.3, “Encourage a mix of commercial land uses that serves the needs of the local community” and LUE Policy 2.1.4, in that it supports the mixed-use village character of the Downtown District through continued implementation of the DVSP. The approval of the fitness studio use will allow for a balanced commercial base within the City and the use will complement existing uses within the surrounding area. The use will provide a service to the local community and will not negatively impact existing business. Therefore, the proposed use will not be in substantial conflict with the adopted general plan for the area.

b. The project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The fitness studio use is a conditionally permitted use within the Mixed Use 2 designation of the Downtown Village Specific Plan. The use will be located within an existing commercial structure, with the only construction being the installation of signage on the exterior of the building. The use has limited hours of operation (Mondays through Friday, 4:45 a.m. to 9:00 a.m. and 5:00 p.m. to 9:30 p.m., Saturdays from 6:45 a.m. to 1:15 p.m. and Sundays 6:45 a.m. to 12:00 p.m. and 4:30 p.m. and 5:30 p.m.), which are generally outside the hours of other businesses located within the vicinity. Therefore, the fitness studio use is not anticipated to adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area or be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity in terms of noise, litter, or other nuisances. Traffic and parking impacts associated with the use would not be significant given that the hours of operation generally do not coincide with existing businesses within the vicinity. Additionally, the underlying property owner has approval to construct additional parking along the north side of Valley Sun Lane to support the use and until the parking is constructed, vehicles have the ability to park on the currently undeveloped lot at 1109 Foothill Boulevard, which has the same owner as the subject building.

c. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. No change in square footage is proposed for the building or tenant space, other than the installation of signage. The proposed fitness studio use will not negatively impact existing the existing parking situation as the hours of operation of the use generally do not coincide with those of other businesses in the vicinity. Additionally, the property owner has received approval from the Planning

Commission to develop an adjacent vacant property as a parking lot, which will support the existing, proposed and future uses associated with 1109-1113 Foothill Boulevard.

d. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public and private service facilities as are required. The fitness studio will be located within an existing structure, located at 1111 Foothill Boulevard, Suites A and B. Foothill Boulevard is an existing four lane roadway with curb parking and no expansion of the right-of-way is necessary to accommodate the proposed use. Valley Sun Lane, an existing 20-foot wide public alley, is located immediately north of the commercial building and provides direct access to the parking spaces that serve the proposed use. No expansion of the Valley Sun Lane right-of-way is needed to serve the use. All utilities and public improvements necessary currently serve the site and no modification of such services are necessary.

e. The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views, and aesthetic and other property values in the neighborhood. The fitness studio use would utilize the space in an existing building; no new square footage is proposed under this approval. Therefore, the project would have no impact on the exterior of the structure, with the exception of the installation of signage. As no modification of the structure is proposed, the project will preserve the existing scale and character of the surrounding neighborhood and will have no negative impact on public views, aesthetics or property values.

Section 3. Environmental Review:

a. All aspects of the project were reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the extent of the project, it has been determined that the project is Categorically Exempt pursuant to Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained within Section 15300.2 are applicable as the project is located within an existing structure and no modification of the structure or associated parking is required, with the exception of signage. Therefore, the Planning Commission hereby adopts a Notice of Exemption for MCUP 537.

b. The custodian of records for the Notice of Exemption and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, is the Director of Community Development of the City of La Cañada Flintridge. Those documents are available for public review in the Planning Department of the City of La Cañada Flintridge located at 1327 Foothill Boulevard, La Cañada Flintridge, California, 91011, telephone (818) 790-8881.

Section 4. Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Minor Conditional Use Permit 537, permitting the operation of a fitness studio within a 2,800-square foot tenant space located at 1111 Foothill Boulevard, Suite A and B, subject to the conditions attached to this resolution.

PASSED, APPROVED AND ADOPTED this 8th day of May, 2018.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT 537
1111 Foothill Boulevard, Suite A and B

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled Minor Conditional Use Permit 537.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plan labeled Minor Conditional Use Permit 537, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La

Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this request. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. The hours of operation shall be limited to:

Monday through Friday - 4:45 a.m. to 9:00 a.m. and 5:00 p.m. to 9:30 p.m.
Saturday - 6:45 a.m. to 1:15 p.m.
Sunday - 6:45 a.m. to 12:00 p.m. and 4:30 p.m. to 5:30 p.m.
12. Neither TRX, Ultimate Warrior or any other non-bicycle related class shall be conducted concurrently with any spin (bicycle) class.
13. A six-month review shall be conducted by the Director of Community Development regarding parking and the hours of operation. If the review reveals that the conditions of approval need to be modified, this MCUP will be brought back to the Planning Commission for review and approval.

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Attachment 2

PLANNING COMMISSION STAFF REPORT
April 10, 2018 Hearing

Property Owner:
Kaesler Family Trust
1135 Green Lane
La Cañada Flintridge, CA 91011

Case Type/No:
Minor Conditional Use Permit 537

Applicant:
Cynthia Bell
3305 Park Vista Drive
La Crescenta, CA 91214

Proposed Tenant:
Pedal, LLC

Project Address:
1111 Foothill Boulevard, Suites A and B

Project Planner:
Susan Koleda, AICP



1. Request

The applicant is requesting a Minor Conditional Use Permit (MCUP) to permit a fitness studio (indoor cycling) use within an existing 2,800 square foot tenant space located within in the Downtown Village Specific Plan (DVSP).

2. Location

The site is located on the north side of Foothill Boulevard between Hill Street and the northerly extension of Cornishon Avenue.

3. Staff Recommendation

It is recommended that the request BE APPROVED, subject to the attached conditions.

4. Project Area

Project Site:	5,010 square feet
Building Area:	4,085 square feet
Existing tenant space:	2,800 square feet

5. General Plan/Zoning/Existing Land Use

The General Plan Land Use Map designates the site as Downtown Village. The site is zoned Mixed Use 2 within the DVSP Zone. The property is developed with a commercial building.

6. Environmental Impact Review

Based on staff review of the project, staff has determined that the site is Categorically Exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301 (existing Facilities), which permits the leasing of existing facilities.

7. Previous Actions

Minor Conditional Use Permit 354 for a fitness and diet counseling studio, approved by the Planning Commission on September 24, 2002.

Minor Conditional Use Permit 431 for a real estate office, approved by the Planning Commission on July 22, 2008.

Minor Conditional Use Permit 450 for a plumbing office with a retail showroom, approved by the Planning Commission on June 22, 2010.

Minor Conditional Use Permit 464 for a medical office, approved by the Planning Commission on March 22, 2011.

8. Pending and Potential Actions

Design Review approval by the Design Commission for signage
Building Permits for the signage
Business License issuance

9. Staff Analysis

A. Context:

The project site contains an existing one-story building on the north side of Foothill Boulevard between Hill Street and Cornishon Avenue. The building comprises approximately 4,084 square feet and is located on a 5,010-square foot lot. A 2,000-square foot parking lot containing 10 spaces is located at the rear of the building, across Valley Sun Lane and is also owned by the Kaesler Family Trust. Access to the tenant space is provided via Foothill Boulevard and Valley Sun Lane. The parking lot is accessed from Valley Sun Lane. Surrounding land uses include institutional use to the south and commercial uses to the east and west and parking area designation Mixed Use 2 within the DVSP to the north.

B. Project Description:

The subject building contains three tenant spaces. The subject tenant spaces (Suite A and B) were previously occupied by a hair salon, real estate office and a plumbing business but have been vacant for some time. Suite C is currently occupied by a medical office. The proposed request would allow a fitness studio (indoor cycling) use, which requires approval of a MCUP by the Planning Commission. The size of the subject tenant space would remain at 2,800 square feet with no external modifications proposed for the building beyond signage.

The hours of operation for the proposed fitness studio are:
Monday – Friday: 5:00 a.m. to 9:00 a.m. and 5:00 p.m. to 8:00 p.m.
Weekends: 7:00 a.m. to 11:00 a.m.

Staff will consist of up to two part-time employees.

C. Minor Conditional Use Permit:

The Downtown Village Specific Plan specifically lists health clubs, gymnasiums and aerobics studios as uses that require approval of a conditional use permit. This is because one of the goals of the specific plan is to encourage a pedestrian-oriented retail district, and fitness studio is a service oriented business. The proposed fitness studio use alone would not discourage a pedestrian-oriented atmosphere considering that it would be located at the periphery of the Downtown Village Specific Plan area.

The proposed fitness studio would complement the diversity of existing uses in the surrounding area, which include hair salons, a bakery, law and medical offices, professional offices, a dry cleaner and a tile store. To the south, across Foothill Boulevard, is the La Canada Unified School District offices.

Parking:

In reviewing proposals requiring a MCUP, it is very important that adequate parking is provided for existing, proposed and future businesses. Since the Village Center Parking District has not been established, the current parking provision listed in the Community Planned Development (CPD) Zone section of the Zoning Code are applicable. Although there is no specific requirement within the Zoning Code for a fitness studio, it has been customary to provide one space per 35 square feet of floor area within the largest assembly area. Based on the submitted plans, the assembly area totals approximately 2,400 square feet, requiring a total of 58 parking spaces. However, according to the business owner, the class generally has 12-13 participants and there would be a total of 20 cycles within the fitness studio. Therefore, staff believe parking for not more than 20 occupants is warranted for the use.

Parking for the proposed use is located at the rear of the building, to the north of Valley Sun Lane, where a total of ten spaces are currently provided. This property is under the

same ownership, the Kaesler Family Trust, as the commercial building. The subject tenant space is allocated six parking spaces out of the ten parking spaces available on-site. The amount of required parking for the fitness studio within the 2,800-square foot tenant space is 20 parking spaces. The commercial building, however, is deficient by 15 parking spaces when the other tenant space is taken in to consideration. The other tenant space (1,200 square feet in area) is currently being utilized by a medical office, require a total of 5 parking spaces (4 per 1,000 square feet of area). Although it is not counted toward the required parking, at the current time and until the vacant property (1109 Foothill Boulevard) develops, vehicles have been utilizing the vacant lot for parking.

Additionally, in October 2017, the Planning Commission approved Conditional Use Permit 455, which permitted the construction of a new commercial building at 1109 Foothill Boulevard and associated parking to the north of Valley Sun Lane on a vacant parcel that was previously owned by the State of California as part of the I-210 freeway right-of-way. The proposed parking would provide five tandem spaces and seven standard spaces, in addition to the existing parking along the north side of Valley Sun Lane. Once the parking lot is constructed, a total of 19 parking spaces will be available north of Valley Sun Lane, to be shared with the existing commercial businesses at 1111 and 1113 Foothill Boulevard, as well as the new medical office building to be located at 1109 Foothill Boulevard. The Planning Commission included a Condition of Approval for CUP 455 requiring that the three commercial properties north of Foothill Boulevard be merged, that the three parking area parcels be merged, and that a covenant be recorded requiring all parcels to be held as one.



Based on the information provided by the applicant, the business intends to operate (hold classes) Mondays through Friday, 5:00 a.m. to 9:00 a.m. and 5:00 p.m. to 8:00 p.m. and weekends from 7:00 a.m. to 11:00 a.m. These hours are generally outside of regular operating hours of the office and retail uses located on this block of Foothill Boulevard. Therefore, staff does not believe there will be a significant impact on the existing parking if the proposed use is approved. To assure the Planning Commission that the use will not impact parking for surrounding business, a condition of approval has been included requiring a review of the parking six months after the start of operation of the business. In addition, the Planning Commission has the ability to limit the number of participants within each of the spinning classes offered by the proposed use, further reducing any parking issues.

Findings:

1. *The proposed use will not be in substantial conflict with the adopted general plan for the area.*

The fitness studio use is located within an existing commercial structure that has a General Plan Land Use designation of Downtown Village Specific Plan (DVSP). The proposed project is consistent with the General Plan Land Use Element (LUE) Objective 1.2, "Encourage the development of an attractive and balanced commercial base for the community that meets the needs of the residents without negatively impacting the circulation network, infrastructure capacity, or existing residential neighborhoods", LUE Policy 1.2.3, "Encourage a mix of commercial land uses that serves the needs of the local community" and LUE Policy 2.1.4, in that it supports the mixed-use village character of the Downtown District through continued implementation of the DVSP. The approval of the fitness studio use will allow for a balanced commercial base within the City and the use will complement existing uses within the surrounding area. The use will provide a service to the local community and will not negatively impact existing business. Staff supports the finding.

2. *The requested use of the location proposed will not:*
 - a. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
 - b. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
 - c. *Jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.*

The fitness studio use is a conditionally permitted use within the Mixed Use 2 designation of the Downtown Village Specific Plan. The use will be located within an existing commercial structure, with the only construction being the installation of signage on the exterior of the building. The use has limited hours of operation (Mondays through Friday, 5:00 a.m. to 9:00 a.m. and 5:00 p.m. to 8:00 p.m. and weekends from 7:00 a.m. to

11:00 a.m.), which are generally outside the hours of other businesses located within the vicinity. Therefore, the fitness studio use is not anticipated to adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area or be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity in terms of noise, litter, or other nuisances. Traffic and parking impacts associated with the use would not be significant given that the hours of operation generally do not coincide with existing businesses within the vicinity. Additionally, the underlying property owner has approval to construct additional parking along the north side of Valley Sun Lane to support the use and until the parking is constructed, vehicles have the ability to park on the currently undeveloped lot at 1109 Foothill Boulevard, which has the same owner as the subject building. Staff support the finding.

3. *The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features to integrate said use with the uses in the surrounding area.*

No change in square footage is proposed for the building or tenant space, other than the installation of signage. The proposed fitness studio use will not negatively impact existing the existing parking situation as the hours of operation of the use not coincide with those of other businesses in the vicinity. Additionally, the property owner has received approval from the Planning Commission to develop an adjacent vacant property as a parking lot, which will support the existing, proposed and future uses associated with 1109-1113 Foothill Boulevard. Staff supports the finding.

4. *The proposed site is adequately served:*
 - a. *by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
 - b. *other public and private service facilities as are required.*

The fitness studio will be located within an existing structure, located at 1111 Foothill Boulevard, Suites A and B. Foothill Boulevard is an existing four lane roadway with curb parking and no expansion of the right-of-way is necessary to accommodate the proposed use. Valley Sun Lane, an existing 20-foot wide public alley, is located immediately north of the commercial building and provides direct access to the parking spaces that serve the proposed use. No expansion of the Valley Sun Lane right-of-way is needed to serve the use. All utilities and public improvements necessary currently serve the site and no modification of such services are necessary. Staff supports the finding.

5. *The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views, and aesthetic and other property values in the neighborhood:*

The fitness studio use would utilize the space in an existing building; no new square footage is proposed under this approval. Therefore, the project would have no impact on the exterior of the structure, with the exception of the installation of signage. As no

modification of the structure is proposed, the project will preserve the existing scale and character of the surrounding neighborhood and will have no negative impact on public views, aesthetics or property values. Staff supports the finding.

10. Recommendation

Based on the above analysis, staff recommends that the request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

cc: Kaesler Family Trust/ 1135 Green Lane/ La Cañada Flintridge, CA 91011

Attachment 3



Koleda, Susan <skoleda@lcf.ca.gov>

Re: Pedal Hours and class descriptions

1 message

Cindy Bell <[REDACTED]>
To: skoleda@lcf.ca.gov

Fri, Apr 20, 2018 at 5:07 PM

Hi Susan,

Just wanted to give you some class counts from January 1 - March 31st for our Montrose location:

Service Time	Total Sessions	Average
4:45 AM	39	8.74Mon - Friday
5:30 AM	65	17.80Mon - Friday
6:45 AM	50	6.52Mon - Friday
8:30 AM	65	19.06Mon - Friday
9:45 AM	40	10.22Mon - Friday
5:00 PM	51	10.75Mon - Friday
6:00 PM	51	9.53Mon - Friday
7:15 PM	51	15.49Mon - Friday
6:15 AM	13	9.46Saturday
7:00 AM	13	17.64Saturday
8:15 AM	13	18.24Saturday
9:30 AM	13	18.36Saturday
10:45 AM	13	15.96Saturday
12:30 PM	14	6.71Saturday
5:45 AM	12	4.75Sunday
7:00 AM	13	17.64Sunday
8:15 AM	13	15.76Sunday
9:30 AM	13	18.36Sunday
10:45 AM	13	15.96Sunday
12:15 PM	8	5.50Sunday
4:30 PM	11	9.27Sunday

Average Attendance 12.94

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attachment 4



Koleda, Susan <skoleda@lcf.ca.gov>

Pedal Spin Studio

1 message

Janet Sorrentino <[REDACTED]>

Thu, Apr 19, 2018 at 11:50 AM

To: rstanley@lcf.ca.gov, skoleda@lcf.ca.gov, "cgjolme@lcf.ca.gov" <cgjolme@lcf.ca.gov>, LBrancheau@lcf.ca.gov, "hharris@lcf.ca.gov" <hharris@lcf.ca.gov>, Gary Yesayan <gyesayan@lcf.ca.gov>

Hello La Canada Flintridge Planning Division,

I am a local resident of 20 years and a frequent customer of many businesses in La Canada Flintridge.

I am writing to you today in regards to Pedal Spin Studio which recently opened in LCF, and I understand is now closed temporarily due to controversy over parking. I attended classes at this studio for over a year at the former location in Montrose, and I wish to relay to you anecdotally that there are less than 10 people in my classes, so it's difficult for me to understand the controversy given the small number of people at the facility at any one time.

I believe this studio will be a great addition to LCF. While in Montrose many of my classmates expressed that they had 'discovered Montrose' by attending classes there. They would patronize local businesses for a coffee after class, or see a local restaurant and come back with friends to try it out. Our neighboring businesses should benefit as the attendees have a chance to now 'discover La Canada'.

I wish to mention that nobody at Pedal Spin requested or suggested that I write this letter. I have no affiliation with the business other than as a customer, but feel strongly that this is a terrific woman-owned business, that brings a modern, personal, and comfortable fitness option to people of all shapes, sizes, and ages in our community. I am disappointed that the city and residents are currently missing out on the benefits of having Pedal Spin in LCF. I hope the controversy can be resolved quickly so we can get back on the bikes.

Thank you for taking the time from your day to read this, and for your work in making this a great place to live.

Sincerely,
-Janet Sorrentino