



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** March 25, 2015

**TO:** Chairman and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** CONDITIONAL USE PERMIT (CUP 14-058):

A request for a Conditional Use Permit to allow a badminton club within a multi-tenant industrial building on a 3.27-acre property located at 2780 S. Reservoir Street.

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) approving Conditional Use Permit (CUP 14-058), subject to conditions.

### PROJECT/APPLICANT INFORMATION

**Project Location:** 2780 S. Reservoir Street

APN Information: 8330-013-028

Project Applicant: G & R Puente, LLC

Property Owner: G & R Puente, LLC

**Council District:** District # 3

Historic/CBD: Not Applicable

Specific Plan: Not Applicable

### PROJECT DESCRIPTION & BACKGROUND

The subject property is located at 2780 S. Reservoir Street, in the C-4 (Highway Commercial) Zoning District. In order to meet the parking requirement for the proposed recreation use, the applicant has obtained the adjacent parcel (AIN #1016291130000) located in Chino. The subject site is developed with one industrial building totaling approximately 50,000 square feet.

The applicant is proposing to construct and operate the badminton club in two phases. Currently, a retail business (Mattel Toy Store) occupies 22,140 square feet. The applicant will occupy the remaining 27,860 square feet until the expiration of the lease for the Mattel Toy Store. The lease

will expire in January of 2016 with an option of one additional year. When the Mattel Toy Store vacates the space, the applicant will expand the badminton club into that space and occupy the entire building as a part of the second phase. Additionally, the applicant is proposing to add an 8,500 square foot mezzanine as a part of the first phase.

As part of the main level, the applicant is proposing a badminton club consisting of 20 courts, 7 table tennis tables, weights room, locker rooms, women's gym, larger gym, and dance classroom. Additionally, the applicant is proposing a children's area, pro shop, offices, and storage. In addition to offices and storage space, the applicant is also proposing a retail pro shop and a snack bar. The mezzanine level will be open to the level below and will be a gym area with cardio machines, a spinning room with stationary bicycles, and a yoga area.

The club will be operated on a membership basis, but will accept non-members, subject to a day-use fee, during normal business hours. An online reservation system will be available to be utilized by members for court reservations during peak hours (Monday through Friday 6:00pm-10:00pm and all day on Saturdays) for an additional fee. The proposed normal business hours are seven days a week 7:30am-midnight, with 24 hour access granted to members via a biometric thumbprint reader.

The proposed individual fitness area to be located in the loft will have 12 to 14 cardio machines and four station cable-style resistance weight units. The group fitness room will enable the applicant to offer group classes such as yoga, pilates and zumba. There will be two to four classes offered Monday through Sunday. The applicant intends to offer spa services for members and non-members. Spa treatments to be offered will include skin care, nail care, body treatments to exfoliate and detoxify. Staff has included a condition that massage services are prohibited due to the City of Pomona's current moratorium on massage uses. The snack bar is proposed to serve primarily yogurt, coffee, tea, and ice cream, with some sales of hot foods such as hot dogs, french fries, chicken tenders, fried rice and wonton soup. The snack bar area will be located within the pro shop area and will have approximately 15 to 20 seats.

Also proposed as a part of the club are open tournaments approximately three times per year. Tournaments are anticipated to begin on Friday nights and conclude Sunday evening. The number of persons or entries will be limited to 150.

### **Applicable Code Sections**

Sections .580 and .5809-8 of the Zoning Ordinance requires a Conditional Use Permit for Health Clubs in the C-4 (Highway Commercial) zone.

Additionally, in conformity with Section .503-H.F.4, the applicant has submitted a parking study for the Planning Commission's review to meet the City's off-street parking requirements.

### **Surrounding Land Use Information**

The subject site is located within a warehouse-style building, where the only existing tenant is a retail use. A storage facility is located directly to the north, just beyond the 60 freeway. To the

south is an industrial complex used by Anheuser-Busch. To the west, there is a gas station and fast food restaurant. To the east, there is an industrial park located in the City of Chino.

**Land Use Summary Table**

	Existing Land Use	Zoning Designation	General Plan Designation
<b>Subject Site</b>	Warehouse Building	C-4 (Highway Commercial)	Workplace District Edge
<b>North</b>	Storage Facility	M-2 (General Industrial)	Activity Center
<b>South</b>	Industrial Complex	M-2 (General Industrial)	Workplace District Edge
<b>East</b>	Industrial Complex (City of Chino)	N/A	N/A
<b>West</b>	Gas Station Fast Food Restaurant	C-4 (Highway Commercial)	Activity Center Workplace District

## ZONING COMPLIANCE ANALYSIS

### Site Development Standards

The proposed use does not plan to do any exterior renovation to the existing building. The existing site currently meets or exceeds applicable site development standards for the C-4 (Highway Commercial) district.

**Project Summary Table**

Development Standards	Zoning/Code Requirements	Project	Compliance Determination
<b>Building Height</b>	75' / 6 stories max.	1-story, 34'-6"	Yes
<b>Parking Area</b>	8,930 square feet min., based on 6% of parking lot area	29,186 square feet	Yes
<b>Landscaping</b>			
<b>Parking (existing)</b>	290 spaces	176 spaces	Yes
<b>Parking (as proposed)</b>	176 spaces/Parking Study	201 spaces	Yes*

\* Parking Study

## ISSUES ANALYSIS

### Issue 1: General Plan Conformity

The General Plan land use map designates the subject project as Workplace District Edge. The proposed badminton club use is consistent with the uses intended for the area under the Workplace District Edge land use district. The proposed use is consistent with the following General Plan goal:

*“Strengthen Pomona’s role as an active and dynamic regional center for education, health care, commerce, and the arts, capitalizing on its prominent crossroads location, excellent regional access, transit infrastructure, and market trends.”*

Therefore, approval of the proposed Conditional Use Permit to allow a badminton club use would not be detrimental to the City and would promote increased diversity of recreational opportunities and quality of life within the City.

### **Issue 2: Zoning Ordinance Compliance**

The proposed project conforms to the Zoning Ordinance for a Conditional Use Permit in that the proposed Conditional Use Permit for a badminton club use meets the required findings for the health club and all development standards. Therefore, the granting of this Conditional Use Permit will not adversely affect the General Plan and the Zoning Ordinance.

### **Issue 3: Parking**

The applicant has submitted a traffic and parking study, conducted by K2 Traffic Engineering, Inc., to evaluate the impacts of the operation on the site. The badminton club’s peak operating hours occur in the evenings and on the weekends. The parking study evaluated the San Gabriel Valley Badminton Club II, which is located at 3410 Pomona Boulevard in Pomona, which is of comparable size and operations. The study extrapolated the data from the El Monte site to the size of the proposed project and took into account the existing condition at the proposed project site. The study found that the peak weekday demand was 120 spaces and the peak weekend demand was 67 spaces. The study concluded that there is more than enough parking existing on the site to accommodate the badminton club use as it is proposed with the addition of the parcel that the applicant has obtained.

In order to meet the parking requirement for the proposed use, the applicant has obtained the adjacent parcel (AIN #1016291130000) located in Chino. A reciprocal easement will be necessary in order for that parcel to be utilized for the required parking for the proposed use. Staff has included a condition in the draft resolution requiring the property owner to submit proof of recordation of reciprocal easements prior to occupancy and that the easements be maintained at all times.

### **Issue 4: Land Use Compatibility**

The badminton club use is proposed in a location that minimizes the impacts to the surrounding community. Since the peak of the club’s operations will take place during non-standard business hours, locating the use in an industrial park is ideal. The parking study and traffic study have determined that the site is currently equipped to accommodate the proposed use.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project would be categorically exempt under Article 19, Section 15301 (Existing Facilities), because the proposed project will utilize an existing structure where all public services and facilities are available to serve the project.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on March 12, 2015 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on March 14, 2015 (Attachment 6). As of the date of this staff report, staff has not received any correspondence either for or against the proposed project.

## **CONCLUSION**

The proposed use is consistent with the General Plan and Zoning Ordinance. It adds an additional service available to residents of the City. The proposed project has little potential to be detrimental to the health, safety, peace and general welfare of persons residing in the area. Consequently, the proposed project will not have a negative impact to the existing neighborhood and will not result in an adverse impact to the City.

## **RECOMMENDATION**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 14-058), subject to conditions.

Respectfully Submitted:

Prepared by:

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### **ATTACHMENTS:**

- 1) Draft PC Resolution for CUP 14-058
- 2) Project Vicinity Map and Aerial Photo
- 3) Site Photos
- 4) Project Description provided by applicant
- 5) Traffic and Parking Study prepared by K2 Traffic Engineering, Inc.
- 6) Project Plan Reductions (8-1/2" x 11")
- 7) 400' Radius Map and Public Hearing Notice
- 8) Full Size Plans (Separate Cover)

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