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Title: Public Hearing: Action on a Conditional Use Permit for Planet Granite to Allow a Climbing Gym and Outdoor Workout Area Located at 801 Martin Avenue

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Attachments: 1. Statement of Justification, 2. Project Data, 3. Development Plans, 4. Resolution Approving a Use Permit, 5. Conditions of Approval

Date	Ver.	Action By	Action	Result
9/26/2018	1	Planning Commission	Approved	Pass

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Action on a Conditional Use Permit for Planet Granite to Allow a Climbing Gym and Outdoor Workout Area Located at 801 Martin Avenue

BACKGROUND

Planet Granite filed an application on June 20, 2018 requesting a Use Permit to allow a climbing gym in a 29,120 square foot tenant space and a 3,736 square foot outdoor workout area at 801 Martin Avenue. The previous tenant, ClubOne Fitness occupied the space from 1999-2013, under a Use Permit case U.2012. This previous Use Permit became null and void after one year following the closure of ClubOne Fitness and the cessation of the conditional use.

The project site is located on the northeast corner of Martin Avenue and Lafayette Street. There are two office buildings on-site with 447 surface parking spaces. The site is north of the Home Depot and is surrounded by industrial warehouse and office uses. The site is zoned MH (Heavy Industrial) and the General Plan land use designation is Heavy Industrial.

DISCUSSION

The project proposes a conversion of 29,120 square foot of tenant space to construct a climbing gym and remove 12 parking spaces immediately adjacent to the east side of the building to provide a 3,736 square foot outdoor workout area. The gym and the outdoor workout area would be in open from 6:00AM to 11:00PM on weekdays and 8:00AM to 8:00PM on weekends. The interior will be remodeled to allow space for bouldering, yoga, and an ancillary retail use for the sale of snacks, outdoor apparel, and climbing equipment. The outdoor area would be enclosed with permeable fencing and include a jungle gym, slack lines, and lounge area. The applicant's statement of justification for the request is attached to this report.

General Plan and Zoning conformance:

The subject property has a General Plan designation of Heavy Industrial and is zoned as Heavy Industrial (MH). The proposal is consistent with the General Plan's Industrial Land Use Policy 5.3.5-P8 which encourages the provision of services and amenities as part of larger developments in employment areas that cater to service needs, thus reducing vehicle miles traveled, and is supported by this proposal as it is designed to target the working population. Pursuant to Chapter 18.110 of Santa Clara City Code, the Planning Commission can approve a conditional use of the property provided that the proposed use and structure would not be objectionable or detrimental to adjacent properties or to the industrial area in general by reason of traffic, parking, noise, inappropriate design or signs.

Parking:

Section 18.74.020 of the Santa Clara City Code does not specify parking requirements for a climbing gym. Based on the most similar listed use and parking demand, the Zoning Administrator determined that parking shall be provided on the same basis as required for recreational enterprises. Pursuant to this section and in conjunction with the proposed use, the proposed fitness facility will require a minimum of 165 parking spaces and the remaining office use requires 248 spaces for a total of 413 spaces. The proposal would remove 12 parking spaces for the outdoor workout area. The project site provides 435 total parking spaces including the 12 spaces removed, and therefore, provides sufficient parking to service the proposed use.

Conclusion:

The proposed project is created to serve the community in Santa Clara. The proposal contributes to the variety of private service uses available in the industrial area of the city and is designed to be compatible with the industrial offices, with sufficient parking to support the proposed use. A non-industrial use, such as a climbing gym and outdoor workout area, may only be conditionally permitted when the use would not be objectionable or detrimental to the industrial area or adjacent properties. Based on the operational description of the proposed use provided by the applicant, the use would be compatible with the adjacent land uses.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities), in that the primary use is confined within an existing on-site facility. The additional outdoor use is a minor expansion of the existing use of less than 10,000 square feet, is located in an area where all public services are facilities are available, and the area is not environmentally sensitive.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On September 14, 2018, a notice of public hearing of this item was posted in at least three conspicuous locations within 500 feet of the project site and mailed to property owners within 500 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

1. Adopt a Resolution to Approve a Use Permit to allow a climbing gym and outdoor workout area located at 801 Martin Avenue, subject to conditions of approval.

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Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Statement of Justification
2. Project Data
3. Development Plans
4. Resolution Approving a Use Permit
5. Conditions of Approval