



Placentia Planning Commission Agenda

Regular Meeting
October 10, 2017

6:30 p.m.

City Council Chambers
401 E. Chapman Avenue

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL:

Commissioner Keller
Commissioner Francine
Commissioner Lee
Commissioner Schenck
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **Applicant:** **Masoud Mian, representing The Design Team dba F45 Training**

Project Location: **1135-1141 E. Imperial Highway
APN: 322-091-06**

Use Permit (UP) 2017-08

To permit the establishment and operation of an approximately 2,315-square foot personal fitness studio located at a multi-tenant commercial shopping center, within the (Community Commercial) C-2 Zoning District. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit 2017-08;

- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;
- d. Adopt Resolution PC-2017-19, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-08 and making findings to permit the establishment and operation of an approximately 2,315-square foot personal fitness facility, within the C-2 (Community Commercial) Zoning District on property located at 1135-1141 E. Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REGULAR AGENDA: **None**

OLD BUSINESS: **None**

NEW BUSINESS: **None**

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

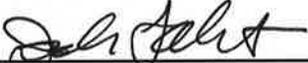
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on November 14, 2017 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 10, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 5, 2017.



Joseph M. Lambert, Secretary



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER
DATE: OCTOBER 10, 2017
SUBJECT: **USE PERMIT 2017-08 (F45 Training)**

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit 2017-08;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2017-19, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-08 and making findings to permit the establishment and operation of an approximately 2,315-square foot personal fitness facility, within the C-2 (Community Commercial) Zoning District on property located at 1135-1141 E. Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Masood Mian representing The Design Team, is requesting a Use Permit (UP) for a personal fitness training studio within an approximately 2,315-square foot space, within the C-2 Zoning District, located at 1135-1141 E. Imperial Highway. The applicant requests permission to conduct classes, with a maximum of 15 students per session, employing one full-time and three to five part-time employees for instruction. Each class session is expected to last approximately 45 minutes. The business intends to operate between Monday and Saturday, between 6:00 a.m. and 9:00 p.m. and Sunday between 6:00 a.m. and 1:00 p.m. In accordance to Section 23.36.040(6) of the Placentia Municipal Code (PMC), "Health Clubs" are permitted, subject to the review and approval of a UP by the Planning Commission. A personal fitness training studio is considered a "Health Club" and, therefore, requires a UP.

DISCUSSION:

Subject Site and Surrounding Land Uses:

F45 Training is a proposed personal fitness studio within the C-2 Zoning District within the Imperial Rose Plaza, and on property located at 1135-1141 E. Imperial Highway. Immediate adjacent land uses include Reading Town, a tutoring facility. The table below shows surrounding existing land uses, zones, and General Plan Land Use Designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	F45 Training (Imperial Rose Plaza)	Commercial	C-2 (Community Commercial)
North	Detached, Single-Family Homes	Low-Density Residential	R-A (Residential Agricultural District)
South (Across Imperial Hwy)	Small Commercial Retail Center, with multiple tenants & Multi- Family residences	Commercial & High Density Residential	C-2 & R-3 (High Density Residential)
East (Across Rose Dr.)	Small Commercial Retail Center, with Multiple Tenants & Multi- Family Residences	Commercial & City of Yorba Linda	C-2 & City of Yorba Linda
West	Multi-Family Residences	City of Brea	City of Brea

ZONING COMPLIANCE ANALYSIS

Operational Characteristics

F45 Training offers 45-minute fitness classes that will be scheduled Monday through Saturday, between 6:00 a.m. and 9:00 p.m. and Sunday between 6:00 a.m. and 1:00 p.m. Four classes are offered in the morning and four classes in the evening. Each fitness class offers a high intensity, circuit training workout that utilizes fitness equipment such as dumbbells, medicine balls, and workout benches. Each class is instructed by one fitness teacher who provides instruction to all studio members, which is held in an open room with music and a variety of fitness equipment. There will not be any part of the workout that requires outdoor exercise. F45 Training will be staffed by one full-time and between three to five part-time employees, with a total of two employees per shift. F45 is membership based, where studio members sign up remotely either

online or by phone. Class sizes are projected to be between 12 and 15 students per session, with a limitation of 15 students. (Condition No. 20)

Access/Parking

The proposed F45 Training is located in the C-2 Zoning District. The owner stated classes are either earlier than 9:00 a.m. or after 5:00 p.m. The businesses located within the Imperial Rose Plaza are predominately operating after the morning sessions of classes are over and some are closed or near closing, before the evening session of classes at F45 Training. Hours of operation on Sunday are between 6:00 a.m. and 1:00 p.m., whereas many of the other tenants are closed on Sunday. Due to a large gap between morning and evening classes, it is the determination of City Staff that there will not be any adverse effects on parking.

ISSUES ANALYSIS:

General Plan Consistency:

The General Plan goal and policy to promote for the development of safe and accessible recreational facilities to be conveniently located for residents within the City, including parks and other facilities that help promote physical activity, which is the cornerstone of health, is provided for City residents. The proposed project will fulfill this goal and policy by providing an exercise facility within an existing shopping center that is conveniently located and accessible for City residents. The location of the facility assists in maintaining a wide array of commercial uses and helps facilitate greater patronage for the shopping center. Increased patronage will assist and stimulate further investment and strengthen the City's economic vitality in the surrounding area, but more importantly provide greater accessibility to facilities that promote and offer fitness options for all residents, therefore providing options to increase the health and wellness of City residents.

PMC Consistency:

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-2 Zoning District. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the C-2 Zoning District and other applicable provisions of the PMC.

Land Use Compatibility:

The project will be compatible with the surrounding area because the fitness training facility is proposed within an established commercial district containing complementary commercial and residential uses. The nature of the use will not have impacts on the nearest sensitive land uses (i.e., residential). The use is proposing to only modify the interior layout of the unit with no changes to the exterior of the building. The project will not alter onsite vehicular circulation or

existing vehicular ingress/egress from Imperial Highway and Rose Drive. No adverse impacts are anticipated by the operation of the proposed use.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2017-08 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1-Existing Facilities as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving "negligible or no expansion of use".

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on September 29, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property on September 28, 2017. As of October 5, 2017, staff has received no comments in support or opposition of the request.

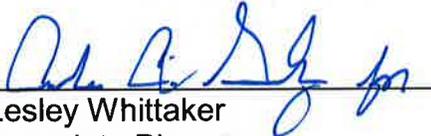
CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed F45 Training Studio use within an existing C-2 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2017-19 recommending approval of UP 2017-08.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Review and approved by:



Andrew A. Gonzales
Senior Planner



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2017-19
2. Site Plan & Floor Plan
3. Statement of Use Submitted by the Applicant Dated and Received August 9, 2017

RESOLUTION NO. PC-2017-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2017-08 AND MAKING FINDINGS TO PERMIT THE ESTABLISHMENT AND OPERATION OF AN APPROXIMATELY 2,315-SQUARE FOOT PERSONAL FITNESS TRAINING STUDIO, WITHIN THE C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT, LOCATED AT 1135-1141 E. IMPERIAL HIGHWAY.

A. Recitals.

WHEREAS, Masood Mian - The Design Team, dba F45 Training ("Applicant" hereinafter), located at 1135-1141 E. Imperial Highway, filed an application for approval of Use Permit (UP) No. 2017-08, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit *request* is referred to as the "Application";

WHEREAS, on October 10, 2017, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2017-08; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. UP 2017-08 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed F45 Training fitness studio will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the C-2 Zoning District and (3) it is not anticipated that F45 Training will generate any negative impacts on the adjacent neighborhood. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial, and the modifications to the existing use does not involve any change in the land use of the subject site.

c. The operations of a fitness studio, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The existing use is a conditionally permitted use in the C-2 (Community Commercial) Zoning District within the City of Placentia. Approval of the Use Permit for the fitness studio will be consistent with the zoning as the site can accommodate the use.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2017-08 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2017-08 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2017-08, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2017-08.

SECTION NO. 6: The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 10th day of October, 2017

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10th day of October 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of October, 2017, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAINED: COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2017-08
1135-1141 E. Imperial Highway

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

PLANNING DIVISION:

1. Use Permit (UP) 2017-08 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Use Permit (UP) 2017-08 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning an applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit (UP) 2017-08 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Prior to any changes to the days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Monday through Saturday: 6:00 a.m. to 9:00 p.m.
Sunday: 6:00 a.m. to 1:00 p.m.

7. There shall be no additional modifications to the floor plan with approval from the Director of Development Services or his/her designee. Any additional changes to the approved floor plan, which has the effect of expanding or intensifying the present use, shall require a new Use Permit
8. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
9. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
10. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Director.
11. No outside storage or displays shall be permitted at any time.
12. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
13. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking area under the control of the licensee. These areas shall be

swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

14. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
15. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76 Noise Control.
16. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.
17. The establishment shall be operated as a Personal Fitness Studio facility at all times. All activities shall be conducted within this enclosed tenant space, while maintain an environment free from objectionable noise, odor, or other nuisances.
18. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant/business owner shall maintain a valid City Business License at all times during operation of the business.
19. No more than twenty (15) students and associated teachers/instructors shall convene at the subject commercial suite at any one time.
20. This use permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.

BUILDING DIVISION:

21. This type of business will be defined as an "A" occupancy by 2016 California Building Code.
22. One hour fire-resistive separation wall is required between this unit & the next door adjacent unit if this unit has automatic fire sprinkler system. Two hour fire-resistive separation wall is required between this unit & the next door adjacent unit if this unit has no automatic fire sprinkler system.
23. Existing men and women's restrooms and shower rooms shall be in compliance with all current ADA regulations. Please provide details to show this facility is in compliance.
24. All legal exits shall be properly separated and post exit signs on all exit doors.
25. Post maximum occupant load signs.

26. Exit doors shall have a label on top of the door indicates "door shall remain open during business hours".

27. Any future tenant improvements shall provide detail architectural plans prepared by a licensed California Architect.

Orange County Fire Authority (OCFA):

28. Architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form".

UP 2017-08

1135-1141 Imperial Highway
F-45 Training Center

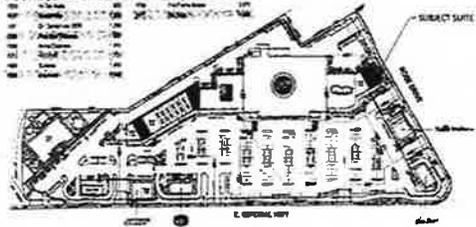


VICINITY MAP
NTS.

IMPERIAL ROSE PLAZA | RUCENTRA, CA

SITE PLAN

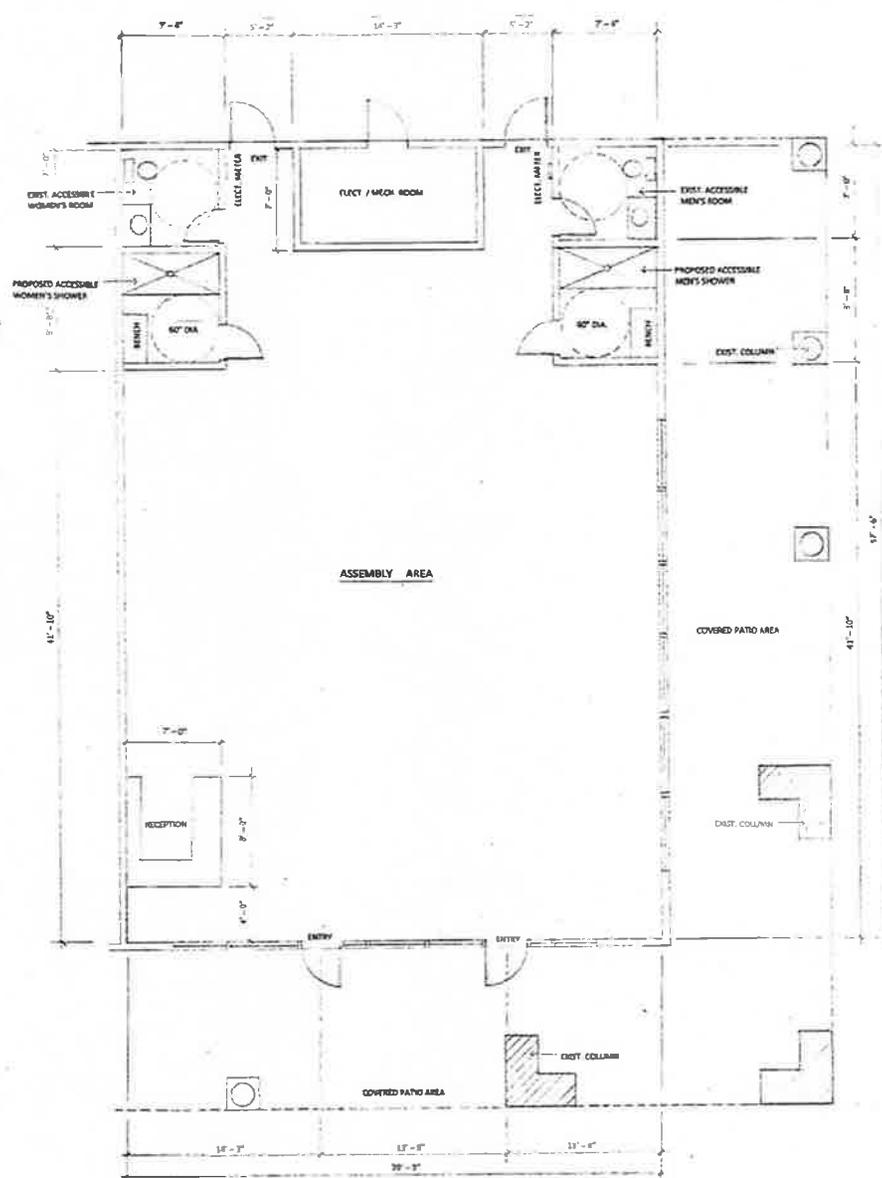
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02	ASSEMBLY AREA	2,315	02	ASSEMBLY AREA	2,315
03	COVERED PATIO AREA	1,000	03	COVERED PATIO AREA	1,000
04	RESTROOMS	150	04	RESTROOMS	150
05	MEETING ROOM	100	05	MEETING ROOM	100
06	OFFICE	500	06	OFFICE	500
07	STORAGE	200	07	STORAGE	200
08	MECHANICAL	100	08	MECHANICAL	100
09	UTILITY	50	09	UTILITY	50
10	LANDSCAPE	100	10	LANDSCAPE	100
11	PARKING	1,000	11	PARKING	1,000
12	DRIVEWAY	100	12	DRIVEWAY	100
13	WALKWAY	100	13	WALKWAY	100
14	SCREENING	100	14	SCREENING	100
15	SCREENING	100	15	SCREENING	100
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49	SCREENING	100	49	SCREENING	100
50	SCREENING	100	50	SCREENING	100



SITE PLAN
NTS.

PROJECT INFORMATION :

- TOTAL PROPOSED AREA = 2,315 SQ.FT
- REQUIRED PARKING SPACES = 30
- AVAILABLE #10
- ADDITION OF TWO SHOWERS 7'-0" X 8'-0" FOR EA. GENDER.



FLOOR PLAN
1/4" = 1'-0"

SCOPE OF WORK :

July 16th 2017

To whom it may concern,

We are proposing a training studio called F45 Training.

Establishing the industry standard of group training and functional fitness, F45 delivers premium group training in a boutique studio environment.

F45 Training is a non-based, franchise training facility that places a huge emphasis on the "three key factors" of excellence: innovation and results.

At F45, the F stands for Functional, no program is ever repeated, making every workout a unique experience. The creation of F45 shows each studio as an ecosystem that develops incredible physiques and strong communities. Banks in part to include like the personal training for each and every client.

With group training and functional workouts available at almost every facility three days, what makes F45 different? Its custom designed an opportunity to deliver premium group training across in a boutique studio environment. The workouts feature no power lifting or incline lifting, and the facilities are highly specialized, feature integrated technology in the form of video workout demonstrations and access to its mobile-friendly - some of the reasons for the membership of the facilities is 70% females and 30% males.

Our Operational hours are very unique. We have 4 classes in the morning starting 5 am - 9 am and each class is for 45 minutes. Our 4 remaining classes running at 5 pm - 9 pm and each class time is 45 minutes as well. Since our classes are at the odd hours and not the normal business hours for the most gyms in the fitness center, we don't think there will be parking issues. This fitness studio model is very unique and can only target certain fitness enthusiasts who don't enjoy the big box gym.

PROPERTY OWNER :

CAPRI PARK, LLC
3600 SANTA CLARA CIRCLE
CORONA, CA 92622
714-402-0063

SHEET

INDEX

NO.	DESCRIPTION
A-1	VICINITY MAP, SITE PLAN, FLOOR PLAN, SCOPE OF WORK, PROJECT INFORMATION
A-2	SOUTH ELEVATION, ADA DETAILS, EQUIPMENT LIST

F-45 TRAINING CENTER
1135-1141 IMPERIAL HWY., PLACENTIA, CA

THE DESIGN TEAM
RESIDENTIAL DEVELOPMENT AND COMMERCIAL ARCHITECTURE
1135-1141 IMPERIAL HWY., PLACENTIA, CA 92663

A-1

July 19th 2017

To whom it may concern,

We are proposing a training studio called F45 Training.

Combining the industry trends of group training and functional fitness, F45 delivers premium team training in a boutique studio environment.

F45 Training is a team-based, functional training facility that places a huge emphasis on the 'three key factors' of motivation, innovation and results.

At F45 (the F stands for functional), no program is ever repeated, making every workout a unique experience. The creators of F45 describe each studio as an 'ecosystem that develops incredible physiques and strong camaraderie', thanks in part to initiatives like the personal training for each and every class.

With group training and functional workouts available at almost every facility these days, what makes F45 different? Its creators identified an opportunity to deliver premium team training services in a boutique studio environment. The workouts feature no power lifting or technical lifting, and the facilities are highly systemized, feature integrated technology in the form of video workout demonstrations and strive to be female-friendly – some of the reasons the membership of the facilities is 70% females and 30% males.

Our Operational hours are very unique. We have 4 Classes in the morning starting 5 am – 9 am and each class is for 45 minutes. Our 4 remaining classes resume at 5 pm – 9 pm and each class time is 45 minutes as well. Since our classes are at the odd hours and not the normal business hours for the most tenants in the shopping center, we don't think there will be parking issues. This fitness studio model is very unique and can only target certain fitness enthusiasts who don't enjoy big box gyms.