



Staff Report

File #: 23-0281

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/05/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:
CONDITIONAL USE PERMIT 2022-0005 TO ALLOW FOR A NONPROFIT ORGANIZATION, ABC HOPES, TO CONDUCT RECREATIONAL, SOCIAL, AND EDUCATIONAL PROGRAMS FOR PERSONS WITH DISABILITIES IN THE M-2 (GENERAL MANUFACTURING) ZONE, LOCATED AT 1831 COMMERCE STREET, SUITE 103 (APPLICANT: KATIE MOORE OF ABC HOPES, INC.)

EXECUTIVE SUMMARY:

This staff report asks the City Council to affirm the Planning and Housing Commission's decision to grant Conditional Use Permit 2022-0005 (CUP2022-0005). CUP2022-0005 will allow ABC Hopes to operate its recreational, social, and life skills programs for persons with disabilities inside an existing multiple tenant building in the M-2 (General Manufacturing) zone. The operation will occupy 5,017 square feet within Suite 103 located at 1831 Commerce Street.

RECOMMENDED ACTION:

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2022-0005, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

BACKGROUND & HISTORY:

The applicant, ABC Hopes, is a 501-c3 non-profit organization whose mission is to empower persons with intellectual disabilities, so that they overcome challenges faced in society. The applicant has designed a program that provides its members recreational, social, and educational/life skills and has found interior space within an existing building located at 1831 Commerce Street to accommodate

the activities associated with the program. The zoning of the property is M-2 (General Manufacturing), which requires a conditional use permit for the types of activities proposed by the applicant.

The building at 1831 Commerce Street is a multiple tenant building that includes other administrative uses and small warehouse operations. Two additional multiple tenant buildings are also located on the property in addition to the manufacturing and distribution operations for Dart Container. At its meeting on March 20, 2023, the Planning and Housing Commission granted approval of CUP2022-0005.

ANALYSIS:

The tenant space for ABC Hopes is 5,017 square feet, and includes a lobby area, offices, restrooms, and interior open recreational activity space. A 1,378 square foot portion of the recreational area will be improved with "horse stall" floor mats, which are large anti-skit mats typically made from recycled rubber. The remainder of the recreational area will have wood flooring and total 1,643 square feet.

Operations

ABC Hopes is a local non-profit organization that offers various activities and programs for persons with intellectual disabilities aged 14 years and above. The recreational activities include exercise programs that provide personal and small group exercise classes, dance classes, and various health and wellness workshops. Additionally, an afterschool program will be provided at the facility. The afterschool program will offer social, educational, and life-skill activities.

ABC Hopes proposes the following operational hours at 1831 Commerce Street:

- Administrative Offices - 8:30 AM to 5:00 PM, Monday-Friday
- Recreation Activities/Afterschool Program - 4:00 PM to 7:00 PM, Monday- Thursday

During administrative office hours, no more than 13 people are anticipated to occupy the tenant space. The recreational and afterschool programs are anticipated to have 36 people.

The three other businesses in the same building as ABC Hopes operate Monday through Friday and close at 5:00 PM. Patrons of ABC Hopes do not drive. Patrons are driven to the facility and parents have the option of staying during program hours. In either case, the proposed use is not expected to impact the site's shared parking.

Parking

The businesses within the three multi-tenant buildings share 210 parking spaces, which are separated from the parking for Dart Container. ABC Hopes intends to have 2,662 square feet of office space and 2,135 square feet of recreational space. The office area is subject to the entitled office parking ratio of 1:300. The recreation area is subject to the city's current parking requirement for "fitness and wellness studio" which is 1:250 (one space per 250 square feet of recreation floor area). Based on these requirements, the applicant's use requires 18 parking spaces.

In total, the uses in the center require 172 parking spaces; therefore, the site has adequate parking spaces for the proposed use.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$7,813.14 to cover the cost of the Conditional Use Permit.

ENVIRONMENTAL ANALYSIS:

This action is categorically exempt pursuant to Section 15301 (Class 1, Existing Facilities) of the Guidelines for the California Environmental Quality Act (CEQA), which states an operation of an existing structure involving negligible or no expansion of existing or former use is exempt from CEQA. The project consists of establishing programs for persons with disabilities within the space of an existing building. All operations and activities will be contained entirely inside the building. Therefore, no environmental analysis is required.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 20, 2023, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Sherman/Meza) and carried unanimously, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, adopt Resolution No. 2606 granting CUP2022-0005, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for CUP2022-0005
3. Exhibit 3 - Floorplan for CUP2022-0005
4. Exhibit 4 - Planning and Housing Commission staff report
5. Exhibit 5 - Draft minutes of the Planning and Housing Commission meeting of March 20, 2023