

PLANNING COMMISSION AGENDA ITEM NO. E.1
09/03/2024

SUBJECT: Conditional Use Permit for the Athletic Edge STUNT/tumble facility.

DEPARTMENT: Community Development Department

STAFF: Erik Nolthenius, Planning Manager
Miguel Contreras, Associate Planner

TITLE/RECOMMENDATION

An application for a Conditional Use Permit (CUP 24-005) to establish a 4,300 square foot STUNT/tumble (indoor recreational use) facility within suites "G" and "H" of an existing office/industrial flex building located at 470 Harvest Park Dr. (APN 010-150-054).

Staff recommends that the Planning Commission adopt Resolution No. 24-037, approving Conditional Use Permit No. 24-005, subject to certain findings and conditions.

The proposed project qualifies for a Class 1 categorical exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, as the use will be established within an existing facility and will include only minor alterations (i.e. tenant improvements) to an existing building located within an existing office/industrial center and thus involves negligible or no expansion of existing or former uses.

The project further qualifies for a Class 32 categorical exemption under CEQA Guidelines Section 15332 (In-Fill Development Projects) as the proposed project is consistent with the applicable General Plan Designation, as well as with applicable zoning designation and regulations, are proposed on a project site less than 5 acres in size, have no value as habitat for endangered species, would not result in significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all utilities and public services.

OWNER/APPLICANT

Shary Court LLC / Athletic Edge, Shaylyn Burke & Jamie Chatham

GENERAL PLAN

General Commercial (GC)

ZONING/SURROUNDING LAND USES

Planned Development 12, Subarea C (PD-12)

Surrounding Land Uses

North: Bowling Alley, Tractor Supply

East: Office/Industrial flex building

South: Private school/ daycare facility

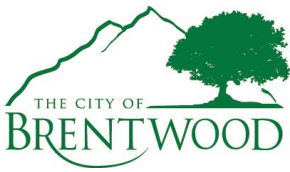
West: Hotel



PREVIOUS ACTION(S)

Previous actions related to this agenda item that were taken by the Planning Commission and City Council are listed below. To view prior actions and materials, and Brentwood Municipal Code references in the staff report, as applicable:

- Visit www.brentwoodca.gov/meetings, and select the meeting date(s) desired to see the reference materials and videos.
- Visit www.brentwoodca.gov/municipalcode to research references to the Brentwood Municipal Code and search by the code section(s) cited.



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On August 3, 1999, the Planning Commission of the City of Brentwood approved Design Review No. 99-10 for the design of a 16,500 square foot office/light industrial building at 470 Harvest Park Drive.

BACKGROUND

The proposed project is located within PD-12 and is an office/light industrial property totaling approximately 1 acre, designed to accommodate a mix of office/industrial flex uses over eight current tenant spaces (Suites A-H). The project site is located within suites "G" & "H" of an existing office/light industrial building. The remaining suites "A"- "F" are currently occupied by a combination of warehousing and office uses.

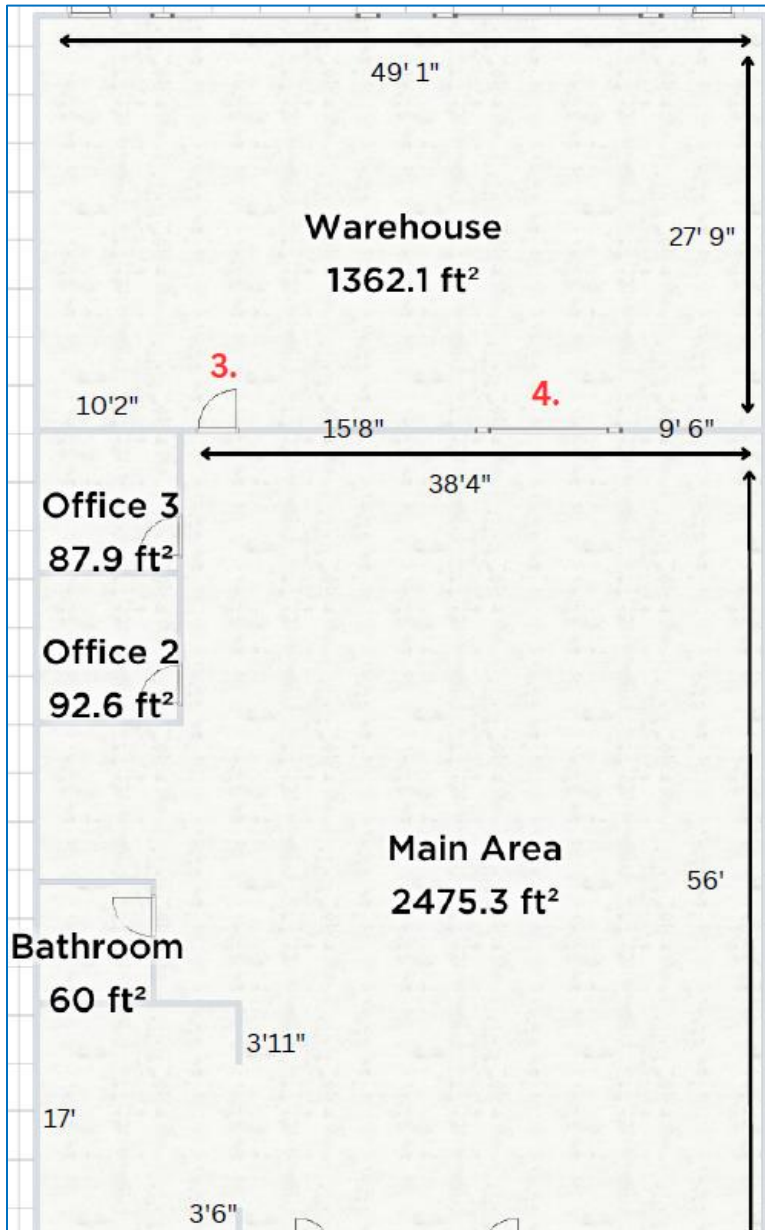
The proposed STUNT/tumble facility is being considered as an indoor recreation use which is consistent with past practice by the City. The site is located within subarea "C" of Planned Development 12, which does not explicitly permit indoor recreation uses. However, the use can be permitted per Section 17.462.003(7) of the Brentwood Municipal Code (BMC) which allows additional uses in subarea "C" with a Conditional Use Permit (CUP), and per the provisions of Section 17.450.004 which allows non-listed uses to be considered through a CUP process.

PROJECT DESCRIPTION

The applicant, Athletic Edge, requests approval of Conditional Use Permit No. 24-005 to establish a 4,300 indoor recreation facility proposing the following:

- Hours of operation: Monday-Sunday, 10:00 am- 8:00 pm
- Maximum Employees at any given time: 3
- Offers: STUNT, tumble, "mommy and me" classes and pop-up clinics.
- Maximum number of students:
 - Tumble: 10 (parents can stay)
 - STUNT: 24 (parents are not permitted to stay)
 - Pop-up clinics: 10
 - No overlap between classes (see schedule)

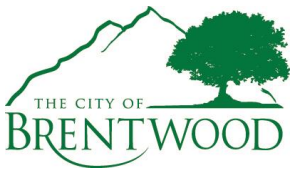
The main portion of the suite will be used for tumble classes and "mommy and me classes". The warehouse portion of the suite will be used for STUNT as it offers the ceiling height required for STUNT practices.



ANALYSIS

GENERAL PLAN CONSISTENCY – GENERAL COMMERCIAL (GC)

The project site is located within the General Commercial (GC) land use designation of the City’s General Plan. This GC designation allows for concentrations of a variety of mixed commercial uses and service type businesses to serve specific areas of the city and neighborhoods that are related to arterial intersections, on parcels generally ranging from one to 20 acres. Such uses do not lend themselves to being located in regional commercial centers, but are encouraged in orderly clusters in suitable



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locations with proximity to adjacent to major arterials. Indoor recreation uses, such as Athletic Edge, are considered consistent with the General Commercial designation as it is a commercial use that draws customers and provides services adjacent to the Brentwood Boulevard, a major arterial.

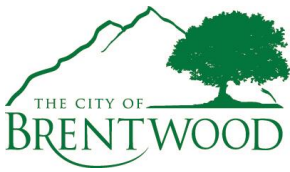
ZONING CONSISTENCY -- PLANNED DEVELOPMENT 12 (PD-12) SUBAREA "C"

The proposed project is located in the PD-12 zoning district's subarea "C". This subarea is intended to provide for automotive, storage, lumber yards and light industrial uses. As noted above, indoor recreation uses are not explicitly permitted within this zoning district, but can be approved through a conditional use permit per Section 17.450.004 of the BMC. Given the operational characteristics of the use, it would not be detrimental to the current tenants or surrounding properties. In addition, a draft condition of approval is included that addresses any unforeseen negative impacts (i.e., circulation and parking issues, excessive noise, etc.) to the existing development by allowing the conditional use permit to be reconsidered by the Planning Commission should operations warrant re-visiting the conditions or the approval.

SITE PLAN, ACCESS AND PARKING

The Athletic Edge STUNT facility will be situated within suites "G"&"H" which are the southernmost suites and furthest from Harvest Park Drive. Access to the site is through a two-way driveway and a one way driveway from Harvest Park Drive. The two-way driveway allows ingress and egress to the parking area and the one way driveway is the travel lane used to exit the development. Parents are not permitted to stay during STUNT practices, therefore parents would drop-off athletes in front of Athletic Edge, and return for pick up. STUNT is the more intensive portion of the use, with class sizes being 10, 16 or 24 athletes; however, there will be adequate parking since parents are not allowed to stay. With tumble and mommy and me classes (10 athletes max) parents are welcome to stay and there will still be adequate parking.

The original office and warehousing project was approved with 34 parking spaces which are shared between all tenants and are not individually allocated for use. Suites "G" & "H" were improved with 12 parking spaces. Indoor recreation uses do not have a specific parking ratio requirement. However, per Section 17.620.005.G, the Planning Commission can approve a conditional use permit setting parking standards for the proposed use. Based on the unique operational characteristics of the proposed use, the mix of land uses within the building and their projected parking demand, as well as the hours of operation of the various land uses, staff believes that



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as conditioned, the proposed use can be successfully operated utilizing the current on-site parking ratio without negatively impacting the surrounding uses. The surrounding office/warehousing uses have hours operation that are generally 8:00 am – 5:00 pm (see attached surrounding uses’ hours). Staff has drafted COA that requires the maximum occupancy Monday-Friday, 8:00 am – 4:00 pm, to be 12 students (which is aligned with the currently required number of parking needs) and the hours from 4:00 pm – 8:00 pm and weekends to be 24 students (based on off-peak parking demand).

CONDITIONAL USE PERMIT

Conditionally permitted uses are those uses that, by their nature, require special consideration so that they may be located properly with respect to the objectives of the Brentwood Municipal Code (BMC) and with respect to their effect on surrounding uses and properties. In order to achieve these purposes, the approving body has the authority, within the bounds of the law, to approve, conditionally approve, or deny applications for conditional use permits. A conditional use permit may be granted only if the proposal conforms to all of the general criteria and specified findings found in Section 17.830.005 of the BMC. Staff reviewed these findings and determined they can be made, as reflected in the attached draft Resolution No. 24-037.

CUP 24-005 requests approval to:

- Establish a STUNT/tumble facility (indoor recreation) in suites “G” & “H” of an existing inline office/warehouse building.

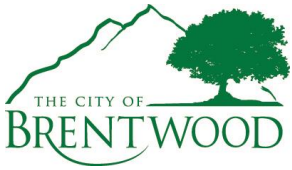
DATE OF NOTICE

The City of Brentwood published a public hearing notice in the Brentwood Press and mailed it to all property owners within 300 feet of the site on August 23, 2024. The applicant also posted the project site with the required signage. The City has not received any public comments regarding this project.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Class 1 categorical exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, as the use will be established within an existing facility and will include only minor alterations (i.e. tenant improvements) to an existing building located within an existing office/industrial center and thus involves negligible or no expansion of existing or former uses.

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ATTACHMENT(S)

1. Draft Resolution No. 24-037
2. Project Description
3. Proposed Hours of operation
4. Site Plan
5. Surrounding uses, hours