



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 6, 2014

PLANNER: Adam Atamian, Assistant Planner

A handwritten signature in blue ink, appearing to be "AA", is written over the name Adam Atamian.

SUBJECT: **Conditional Use Permit 14-227, South Coast Conservatory**, a request to consider a group instruction dance studio in an existing commercial building located at 400 Camino De Estrella, Suite C, within the Community Commercial (CC2) zoning district.

REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution, provided as Attachment 1, and analysis section of this report provide an assessment of the project's compliance with these findings.

Conditional Use Permit, Section 17.16.060

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

BACKGROUND

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow a group instruction use in a 3,528 square-foot suite in a commercial building adjacent to the intersection of Camino De Estrella and Camino Mira Costa. The building is currently occupied by the O'Reilly Auto Parts store and Las Golondrinas Mexican restaurant. The proposed suite is currently unoccupied. The project is located within a commercial center, which is across the street from residentially zoned properties to the west and east, the I-5 freeway to the north, and a commercial center across the street to the south.

Zoning Ordinance Section 17.36.020 permits group instruction dance studios in the Community Commercial zone with the approval of a CUP.

The City's Development Management Team (DMT) reviewed the project and supports the request, subject to the proposed conditions of approval.

Noticing

Public notification was completed in accordance with State Law and Municipal Code regulations. To date, staff has received no input from the public on this request.

PROJECT DESCRIPTION

The proposed project consists of a group instruction use for dance classes with amplified sound. This use is classified as group instruction because the studio only offers organized classes led by instructors similar to the other uses listed in the Zoning Ordinance's definition of "group instruction". The dance studio offers classes throughout the day, the majority concentrated in the morning and evening. The hours of operation proposed are Monday through Friday between 9:00 am and 9:00 pm, and Saturday between 9:00 am and 1:00 pm. The business has another, larger location in Lake Forest, CA and is seeking to expand operations with a location in San Clemente.

The dance studio will offer classes in three studio rooms. The maximum number of students proposed in each room is 15, however, many of the classes offered will be limited to ten students due to the style and nature of the class. The maximum number of students at the studio at any time will be 40.

The classes are organized in one of two ways. First is a typical structure where students arrive, participate in a class, then leave. Other classes follow a block structure, where multiple classes are taught in succession to the same group of students, usually within a two to three hour timeframe. These "block classes" would see students arrive, participate in multiple classes, then leave.

The applicant provided a sample class schedule for a typical Thursday, the busiest day of the week for the dance studio. The sample schedule shows the individual and block classes, and is included as Attachment 3. The sample class schedule indicates the times of maximum occupancy of the entire suite, which would be 40 students and four employees. Additionally, the sample schedule indicates that all block classes and individual classes would be separated by at least a 15 minute break to reduce the impact of parking.

Parking

The entire commercial center has a reciprocal access easement, which allows all businesses to share the center's 545 parking spaces. The businesses, without the proposed use, require 521 spaces; leaving 24 spaces available for the dance studio. The following is the parking analysis showing the required parking for the other suites in the commercial center, and the available parking remaining for the applicant's suite.

Table 1 - Parking Analysis

Suite	Tenant	Use/ Occupants	Square Footage	Parking Standard	Required Parking
660	Vacant (prev. K-Mart)	Retail	92,889.00	1 space/ 300 SF	309.63
510A-C	Dollar Tree	Retail	8,000.00	1 space/ 300 SF	26.67
500	Vacant (prev. Big Lots)	Retail	25,500.00	1 space/ 300 SF	85.00
570	Citibank	Office	2,075.00	1 space/ 300 SF	6.92
470	Bob's Liquor	Retail	2,400.00	1 space/ 200 SF	12.00
460	Allure Nails	Salon	1,200.00	1 space/ 200 SF	6.00
480	Tailor	Retail	800.00	1 space/ 300 SF	2.67
490	Alex's Fashions	Retail	1200.00	1 space/ 300 SF	4.00
410	Sea Point Cleaners	Retail	1,500.00	1 space/ 300 SF	5.00
420	Hula Connection	Retail	1,200.00	1 space/ 300 SF	4.00
430	Kelly's Donuts	Restaurant	1,200.00	1/35 SF seating + 1/200 SF other	10.71
440	Guicho's Eatery	Restaurant	1,200.00	1/35 SF seating + 1/200 SF other	9.54
450	Popeye's Hair Salon	Salon	900.00	1 space/ 200 SF	4.50
400A	O'Reilly Auto Parts	Retail	7,524.00	1 space/ 300 SF	25.08
400B	Las Golondrinas	Restaurant	1,800.00	1/35 SF seating + 1/200 SF other	9.00
400C	South Coast Conservatory	Dance Studio/ 40 students + 4 employees	3528	1/ 2 students + 1/ employee	24.29
				Total Parking Required	545.00
				Total Spaces Provided	545.00

The current vacancy of the suites previously occupied by K-Mart and Big Lots has been accounted for in the parking analysis to ensure that once they are filled the center does not exceed their allotted parking. The two suites, which total 118,389 square feet, will be limited to retail or office uses, or another use which would not exceed the amount of parking shown in Table 1.

Per the Zoning Ordinance, group instruction has a parking requirement of one space per two students, plus one space per employee. The applicant would like to utilize all 24 of the available spaces. Per the applicant's business plan, the parking requirement is as follows:

Table 2 - Parking Breakdown

User	Parking Requirements	Parking Proposed
Students	1 space per 2 students	20 spaces (40 students max)
Instructors	1 space per employee	3 space (3 instructors)
Manager	1 space per employee	1 space (1 employee)
		TOTAL: 24 spaces

Based on the existing businesses and the proposed use, the parking required and parking provided will be 545 spaces. The applicant is proposing to have up to 40 students, three instructors, and one employee at any time, or a combination not exceeding a total parking demand of 24 spaces. These occupancy restrictions are included as condition of approval number seven.

PROJECT ANALYSIS

Conditional Use Permit

The proposed project requires a Conditional Use Permit (CUP) to ensure that the site is suitable for the type and intensity of the use and that there are no adverse impacts to the surrounding neighborhood. The group instruction dance studio use complies with these requirements as follows:

- The proposed use is compatible with existing land uses, in that the surrounding neighborhood has a mix of commercial, residential, and quasi-public uses. To the west, across Camino De Estrella is a residential zone approximately 190 feet away from the subject suite. To the east, the residential area is approximately 550 feet away. To the north, 850 feet away, is the I-5 freeway, and to the south is Palisades Plaza, a commercial center with a similar mix of business uses, including a group instruction fitness facility.
- The site provides sufficient parking for the proposed use. The applicant is proposing classes scheduled to avoid parking overlaps by timing the beginning and end of classes so that only one studio room has students arriving and leaving between classes. The classes are scheduled to provide 15 minute breaks between any individual or block class.

Staff supports this class separation because the proposed schedule staggers the classes to avoid a situation where classes in all three rooms would end and new classes begin at the same time. The most overlap between any individual or block classes would be the maximum class size of 15 students. Additionally, most of the times when the studio will be at maximum occupancy occur after the peak hours of the retail uses in the center. Conditions of approval numbers eight and nine specify the required minimum breaks between classes and include a definition of the term "block class" to identify the types of classes that do not require breaks as the majority of the students will remain the entire time.

- The proposed use is conditioned to mitigate impacts to neighboring properties. The applicant is proposing to play amplified music from stereos during classes. Noise is a concern in this location, however the suite is not directly facing any residential areas and all studio rooms are located on the second floor where there are no building openings, such as operable windows or non-emergency exit doors. The amplified sound is not anticipated to exceed permitted levels per the City's Noise Ordinance. However, condition of approval No. ten will ensure the proposed use complies with

the Noise ordinance by requiring the business owner to resolve any noise issues that may arise.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
Provide a “distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another.” Land Use Element Primary Goal No. 2	Consistent. The use proposed provides employment, entertainment and personal recreation services and is in keeping with this policy.
“We require that commercial projects abutting residential neighborhoods be designed and operated to protect residents from the effects of noise, light, odors, vibration traffic, parking and other operational impacts.” LU-2.03	Consistent. This project sufficiently mitigates the impacts that could potentially affect residential neighborhoods.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has determined the project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of the operation of an existing private structure with no expansion of an existing commercial use.

CONCLUSION

Staff has reviewed the application and determined that South Coast Conservatory, as conditioned, would be compatible with the surrounding uses and the site is suitable for the type and intensity of the proposed use. The subject request complies with the General Plan and meets all applicable provisions of the Zoning Ordinance. The proposed project will not negatively impact surrounding land uses, in that the site provides sufficient parking for the use, and the building adequately buffers surrounding properties from noise generated by the use. If issues were to arise, standard conditions of approval used previously to address similar uses have been included.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and recommend approval of CUP 14-227.

This action would allow the owner to operate the proposed group instruction dance studio subject to the conditions of approval.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.

The Planning Commission can require additional conditions addressing potential noise or parking concerns. This action would result in any modifications being incorporated accordingly.

3. The Planning Commission can deny CUP 14-227.

This action would not allow the applicant to establish a dance studio at the proposed location and could result in the applicant filing an appeal with the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CUP 14-227, South Coast Conservatory, a request to establish a group instruction dance studio at 400 Camino De Estrella, Suite C, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution No. 14-032
Exhibit A - Conditions of Approval
2. Location Map
3. Sample Class Schedule
Plans

ATTACHMENT 1

RESOLUTION NO. PC 14-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 14-227, SOUTH COAST CONSERVATORY, A REQUEST TO ALLOW A GROUP INSTRUCTION DANCE STUDIO LOCATED AT 400 CAMINO DE ESTRELLA, SUITE C

WHEREAS, on June 2, 2014, an application was submitted, and on July 1, 2014 completed, by Jena Minnick-Bull, South Coast Conservatory, 27652 Camino Capistrano, Laguna Niguel, CA 92677, to allow a group instruction dance studio with three studio rooms on the second floor of an existing commercial building located at 400 Camino De Estrella, Suite C, San Clemente, CA 92672, the legal description being Parcel 6, of Tract 1127, PM 34-17, and Assessor's Parcel Number 691-101-01; and

WHEREAS, the City's Development Management Team reviewed the subject application on June 26, 2014 and determined its compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of the operation of an existing private structure with a negligible expansion of an existing commercial use; and

WHEREAS, on August 6, 2014, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: This project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of the operation of an existing private structure with a negligible expansion of an existing commercial use.

Section 2: Group instruction uses and dance studios are permitted within the subject zone pursuant to the approval of a Conditional Use Permit, and are consistent with the City of San Clemente General Plan, in that the proposed project complies with the intent of the Community Commercial land use designation to provide a mix of retail and office uses including personal services.

Section 3: The site is suitable for the type and intensity of development that is proposed, in that the project, as conditioned, complies with applicable development standards, including parking, and is not anticipated to have any adverse negative impacts to the surrounding area. The project is conditioned to ensure that any amplified sound associated with the classes does not negatively impact the surrounding land uses.

Section 4: The proposed project will not be detrimental to the public health, safety, or welfare, or be materially injurious to the properties and improvements in the vicinity, in that the applicant shall comply with all conditions of approval and all applicable regulations including the California Building Code and the City's Noise Ordinance.

Section 5: The proposed project will not negatively impact surrounding land uses, in that the dance studio shall not have more than four employees and 40 students at any time, or any combination thereof requiring more than 24 parking spaces.

Section 6: The Planning Commission hereby approves CUP 14-277, South Coast Conservatory, subject to the above Findings, and the conditions of approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on August 6, 2014.

Chair

TO WIT:

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on August 6, 2014, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit No. 14-227
South Coast Conservatory

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)_____
3. Conditional Use Permit (CUP) 14-227 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PInG.)_____

A use shall be deemed to have lapsed, and CUP 14-227 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)_____

4. The owner or designee shall have the right to request an extension of CUP 14-227 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval by the final decision making authority that ultimately approved or conditionally approved the original application. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)_____

5. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of the applicable sign permit in accordance with the City's Sign Ordinance. *[Citation - Section 17.16.240.D& 17.16.250.D of the SCMC]* (PIng.)_____

6. Prior to the issuance of building permits, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation - City Quality Assurance Program]* (PIng.)_____(Bldg.)_____

7. To ensure compliance with the parking requirements and to avoid an adverse impact to the surrounding businesses, the applicant shall not have more than 4 employees, including instructors, and 40 students, or any combination thereof at any given time at the dance studio which would exceed a total parking requirement of 24 parking spaces, based on the following parking requirements: 1 space per employee, and 1 space per 2 students. ■■(PIng.)_____

8. To ensure compliance with the parking requirements, classes shall be scheduled so that there is always a minimum amount of time between the end of one class and the beginning of the next, as follows:
a. A minimum of 15 minutes shall be provided between the end of one class and the beginning of the next if only one block class or individual class ends and begins within a 15 minute period.
b. A minimum of 30 minutes shall be provided between the end of one class and the beginning of the next if more than one block class or individual class ends and begins within a 15 minute period. ■■(PIng.)_____

9. For the purposes of this CUP and these conditions of approval, a "block class" shall be defined as a group of dance classes taught in succession to a group of students within a three hour period. The majority of the students shall remain in all of the classes. No separation shall be required between the classes included in a single block class. ■■(PIng.)_____

10. In the event that noise impacts neighboring properties, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner, to eliminate the problem and comply with the City's noise ordinances. ■■(PIng.)_____
11. Prior to the issuance of a certificate of occupancy, the project shall be developed in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on August 6, 2014, subject to the Conditions of Approval.
- Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)_____
12. Window and banner signage is not part of this review. Window or banner signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. *[Citation - Section 17.16.240.D of the SCMC]* (Code Enforce.)_____ (PIng.)_____
13. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
14. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
15. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]* (Bldg.)_____

16. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Bldg.)_____
17. Sprinkler protection shall be provided throughout the entire building when the floor area of an alteration within any two-year period exceeds 75% of area of the existing structure and the alteration includes structural modifications other than seismic upgrade. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code]* (Bldg.)_____

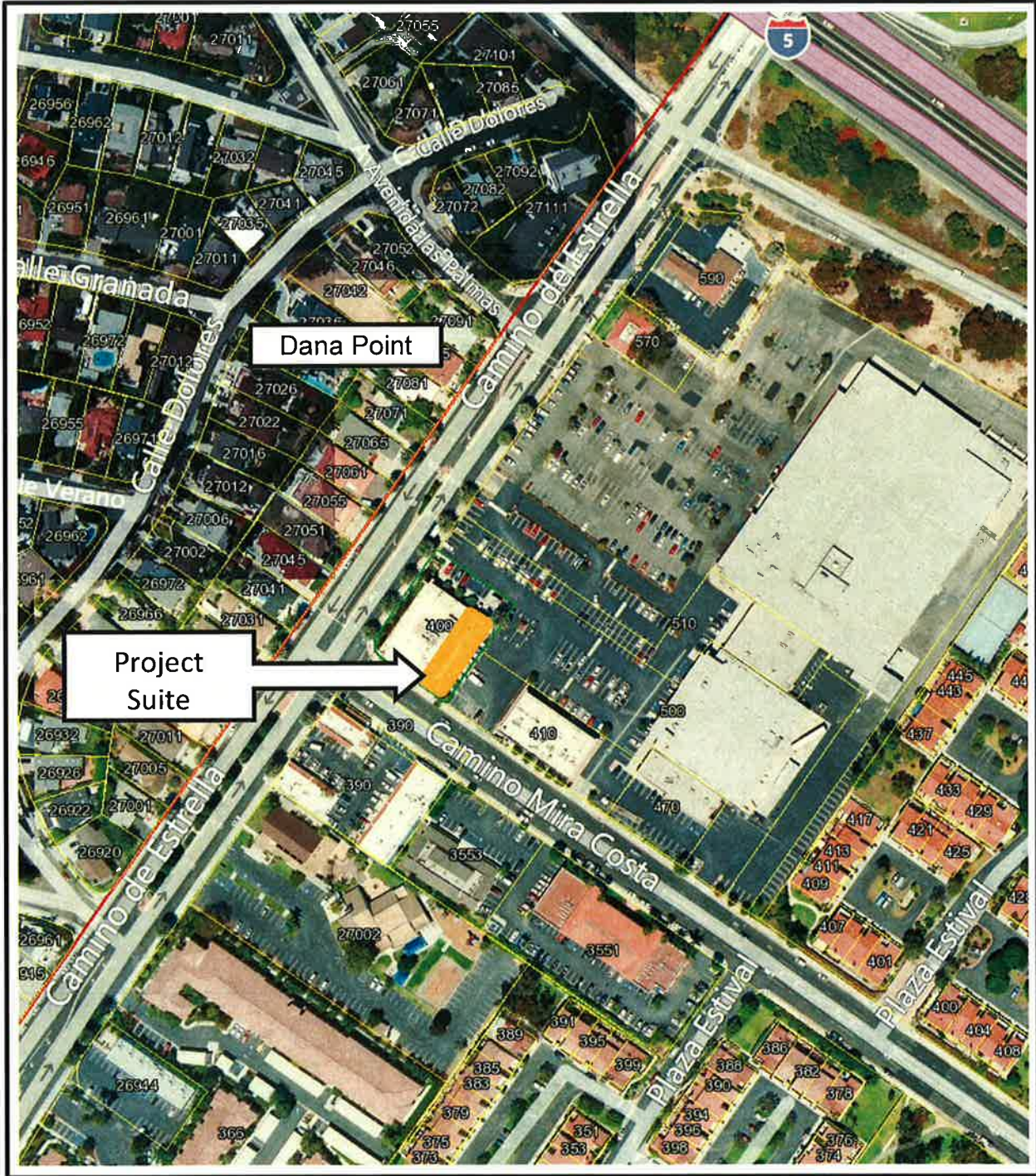
All Conditions of Approval are standard, unless indicated as follows:

- Denotes modified standard Condition of Approval
- ■ Denotes project specific Condition of Approval



LOCATION MAP

CUP 14-227, South Coast Conservatory
400 Camino De Estrella, Suite C



NOT TO SCALE 

South Coast Conservatory
Sample Class Schedule

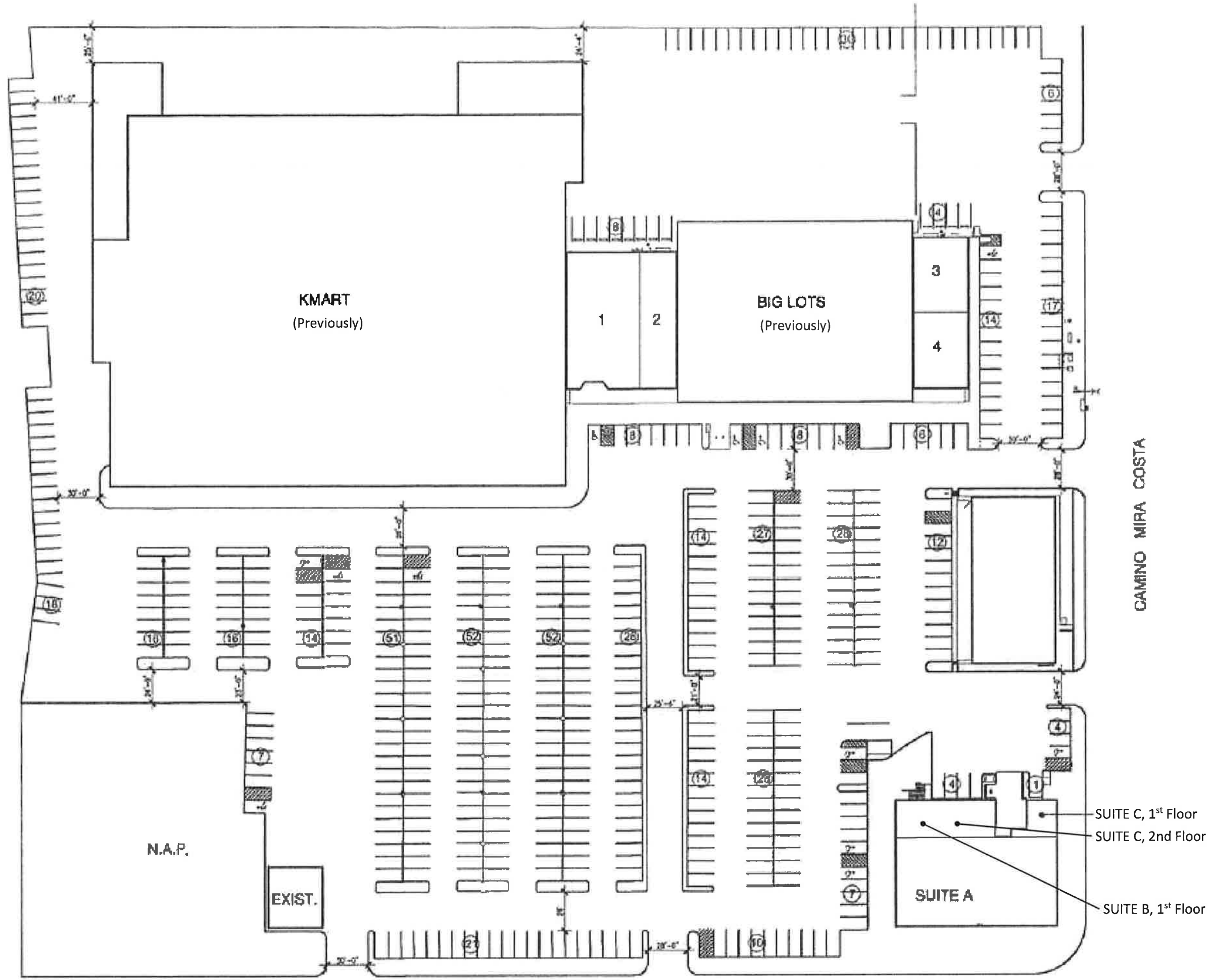
ATTACHMENT 3

Time	Studio 1 Class	Studio 1 Students	Studio 2 Class	Studio 2 Students	Studio 3 Class	Studio 3 Students	Total Students	Emp.	Parking Required
8:45 AM							0	2	2
9:00 AM	Adult Ballet	15					15	2	9.5
9:15 AM	Adult Ballet	15			Creative Dance	10	25	3	15.5
9:30 AM	Adult Ballet	15			Creative Dance	10	25	3	15.5
9:45 AM	Adult Ballet	15			Creative Dance	10	25	3	15.5
10:00 AM	Adult Ballet	15			Creative Dance	10	25	3	15.5
10:15 AM	Adult Ballet	15					15	3	10.5
10:30 AM					Combo I	10	10	3	8
10:45 AM	Adult Jazz	15			Combo I	10	25	3	15.5
11:00 AM	Adult Jazz	15			Combo I	10	25	3	15.5
11:15 AM	Adult Jazz	15			Combo I	10	25	3	15.5
11:30 AM	Adult Jazz	15					15	2	9.5
11:45 AM	Adult Jazz	15					15	2	9.5
12:00 PM							0	1	1
Class Break from 12:00 PM to 3:00 PM							0		0
2:45 PM							0	2	2
3:00 PM					Combo III	10	10	3	8
3:15 PM	Beg. Ballet	15	Hip Hop II	15	Combo III	10	40	4	24
3:30 PM	Beg. Ballet	15	Hip Hop II	15	Combo III	10	40	4	24
3:45 PM	Beg. Ballet	15	Hip Hop II	15	Combo III	10	40	4	24
4:00 PM	Beg. Ballet	15	Hip Hop II	15	Combo III	10	40	4	24
4:15 PM	Beg. Tap/Jazz	15	Ballet II	15	Combo III	10	40	4	24
4:30 PM	Beg. Tap/Jazz	15	Ballet II	15	Combo III	10	40	4	24
4:45 PM	Beg. Tap/Jazz	15	Ballet II	15	Combo III	10	40	4	24
5:00 PM	Beg. Tap/Jazz	15	Ballet II	15			30	4	19
5:15 PM			Tap II	15	Beg. Hip Hop	10	25	4	16.5
5:30 PM	Jazz III-IV	15	Tap II	15	Beg. Hip Hop	10	40	4	24
5:45 PM	Jazz III-IV	15	Tap II	15	Beg. Hip Hop	10	40	4	24
6:00 PM	Jazz III-IV	15	Tap II	15	Beg. Hip Hop	10	40	4	24
6:15 PM	Jazz III-IV	15			Beg. Ballet	10	25	4	16.5
6:30 PM	Lyrical III-IV	15	Teen Hip Hop	15	Beg. Ballet	10	40	4	24
6:45 PM	Lyrical III-IV	15	Teen Hip Hop	15	Beg. Ballet	10	40	4	24
7:00 PM	Lyrical III-IV	15	Teen Hip Hop	15	Beg. Ballet	10	40	4	24
7:15 PM	Lyrical III-IV	15	Teen Hip Hop	15			30	4	19
7:30 PM	Hip Hop III-IV	15	Teen Ballet	15	Adult Tap	10	40	4	24
7:45 PM	Hip Hop III-IV	15	Teen Ballet	15	Adult Tap	10	40	4	24
8:00 PM	Hip Hop III-IV	15	Teen Ballet	15	Adult Tap	10	40	4	24
8:15 PM	Hip Hop III-IV	15	Teen Ballet	15	Adult Tap	10	40	4	24
8:30 PM	Hip Hop III-IV	15			Adult Hip Hop	10	25	4	16.5
8:45 PM					Adult Hip Hop	10	10	3	8
9:00 PM					Adult Hip Hop	10	10	2	7
9:15 PM					Adult Hip Hop	10	10	2	7
9:30 PM								1	1
								Max. 24 spaces	



Denotes time when students are arriving/ leaving.

Denotes a block class (see definition contained in condition of approval no. 9).



SOUTH COAST CONSERVATORY

TENANT IMPROVEMENT

400 CAMINO DE ESTRELLA, SUITE C
 SAN CLEMENTE, CALIFORNIA

SITE PLAN

Scale: 1" = 40'
 May 7, 2014

BICKEL UNDERWOOD
 ARCHITECTS
 4000 Black Stone, Suite 100, Newport Beach, CA 92660
 949-777-9411
 www.bickelunderwood.com

EX. 2
TOTAL: 35 OCCUPANTS
REQUIRED EXIT WIDTH PER CBC 1005.11
35 OCCUPANTS X 0.3 = 10.5'
PROVIDED EXIT WIDTH: 60'

EX. 1
TOTAL: 35 OCCUPANTS
REQUIRED EXIT WIDTH PER CBC 1005.11
35 OCCUPANTS X 0.3 = 10.5'
PROVIDED EXIT WIDTH: 40'

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCH AND ELEC OR MECH DRAWINGS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN THE CORRESPONDING AREA.
2. CONTRACTOR TO MAINTAIN ALL FIRE SPRINKLERS IN WORKING ORDER.
3. CONTRACTOR TO COORDINATE DISCONNECT OF ALL UTILITIES.
4. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND CHANGE OF IT IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS.
5. CONTRACTOR TO PROTECT ALL PUBLIC BUILDING AREAS ALONG THE ROUTE OF TRAVEL.
6. CONTRACTOR TO CLEAN UP PUBLIC AREAS ALONG THE ROUTE OF TRAVEL, EACH DAY AND IMPROVED DEBRIS, DUST, ETC. BECOMES EXCESSIVE.
7. ALL HALF-TONE LINES REPRESENT EXISTING CONDITIONS TO REMAIN.
8. ALL FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION RATINGS REQUIRED BY CBC TABLE 800.3.

POWER/COMM. NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCH AND ELEC OR MECH DRAWINGS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
2. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. ALL EXISTING RECEPTACLES AND OUTLETS TO BE AT 8" O.C.
4. OUTLETS TO BE INSTALLED FOR THE DIMENSION ON THE POWER AND COMMUNICATIONS PLAN.
5. ALL CIRCUITING TO BE AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
6. ALL NEW POWER/DATA OUTLETS SHALL BE INSTALLED AT 18" A.F.F. U.M.G.
7. CUT OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE ARCHITECT CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.
8. ALL SWITCH PLATES, RECEPTACLE PLATES AND OTHER ELECTRICAL PLATES SHALL MATCH THE EXISTING BUILDING STANDARD COLOR.
9. E.C. TO LABEL ELECTRICAL PANEL UPON COMPLETION OF THE WORK.

LEGEND

- EXISTING FULL HEIGHT DIVISION #1 GUM BRAL W/ 6/8" TYPE 11 GYP. BD. ON EACH SIDE TO REMAIN.
- NEW 3 5/8" B3 DA. HTL. STNDS @ 24" O.C. (100% PLACING) TO EXTEND FROM FLOOR TO ABOVE CEILING FOR FULL HEIGHT TO UNDERSIDE OF STRUCTURE IF NO CEILING IS PROVIDED. W/ 3/8" TYPE X GYP. BD. ON EACH SIDE. WATER RESISTANT GYP. BD. BEHIND & ADJACENT TO ALL FINISHES. SEE DETAIL 2/A-2.0, 1/A-2.0, 1/A-2.0
- EXISTING DOOR TO REMAIN
- NEW DOOR AND DOOR HANDBL: SEE DOOR SCHEDULE ON SHEET 1/A-3.0 FOR ADDITIONAL INFORMATION.
- EXISTING BUILDING OVERHANG
- OUTSIDE SCOPE OF WORK
- PATH OF EGRESS
- MAX TRAVEL DISTANCE

KEYNOTES

1. EXISTING ENTRY DOORS TO REMAIN
2. EXISTING CONCRETE LOADING DOCK TO REMAIN
3. EXISTING BUILDING OVERHANG
4. EXISTING EXTERIOR STAIRS TO REMAIN
5. NEW INTERIOR WALLS
6. EXISTING RESTROOM TO BE RECONFIGURED FOR DETAILS TO MEET ADA REQUIREMENTS

REVISIONS

NO.	DATE	DESCRIPTION

TENANT IMPROVEMENT
400 CAMINO DE ESTRELLA, SUITE "C"
SAN CLEMENTE, CA

BICKEL GROUPE ARCHITECTURE
BICKEL UNDERWOOD CORPORATION
3800 BIRCH STREET, SUITE 120
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WWW.BICKELGRP.COM



IN ALL THE STATES OF THE U.S.A. I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT AND THAT I AM THE AUTHOR OF THE ABOVE DRAWING AND THAT I AM A MEMBER OF THE ARCHITECTURAL SOCIETY OF CALIFORNIA.

SHEET TITLE

FLOOR PLANS

DATE: 09/28/17
JOB NO: 17010
CHECKED BY: [Signature]

SHEET NUMBER
A-1.0