



Planning Commission

**2185 E. South Street
Conditional Use Permit
Case No. 2110-39 (CUP21-023)**

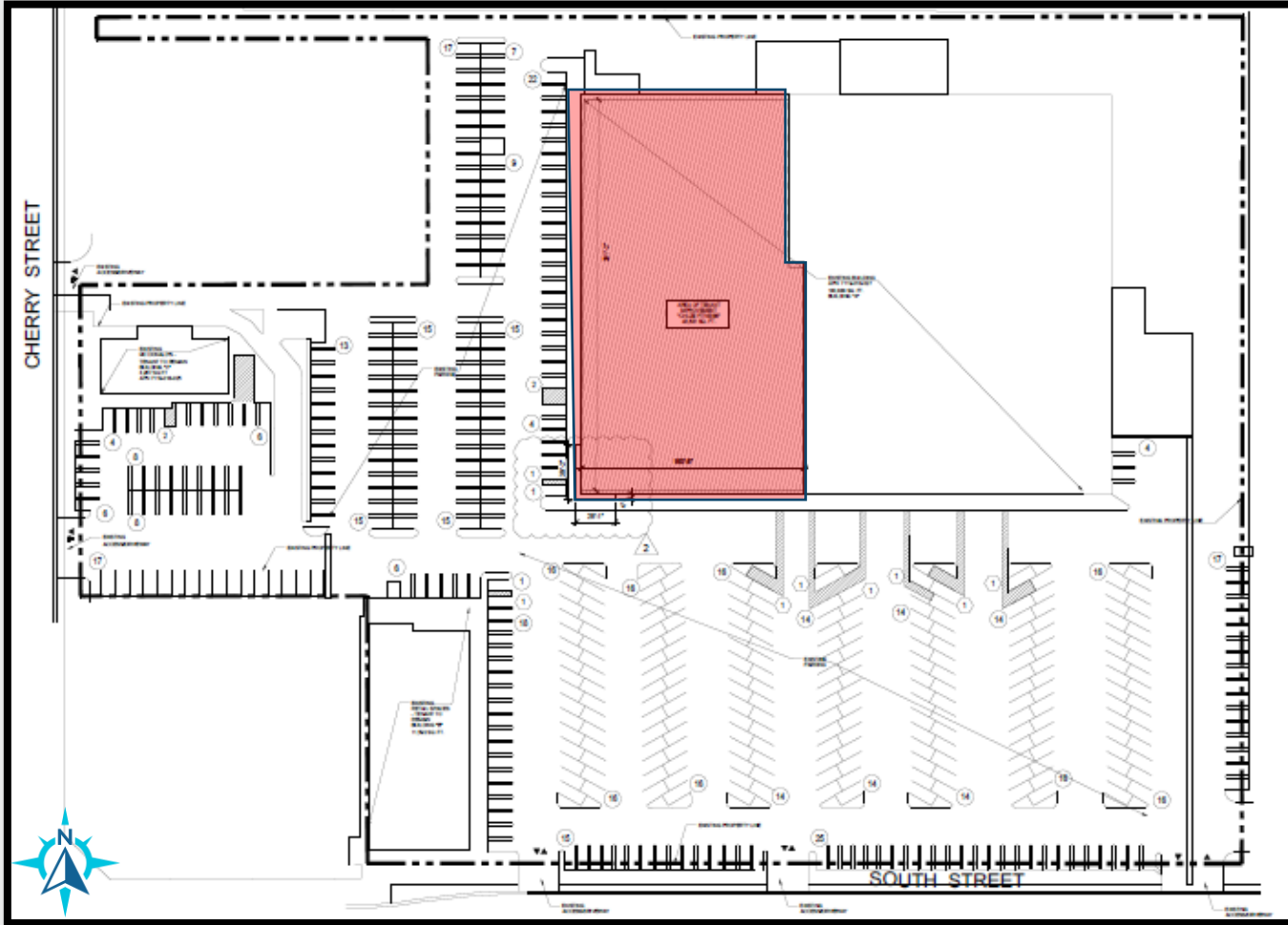
March 2, 2023



- **Lot Size:** 385,506 SF (8.94 acres)
- **Zoning:** CHW
- **GP LUE PlaceType:** NSC-M
- **Conditions:** Approximately 112,000 SF of commercial space
- Surrounded by Commercial, residential and industrial uses

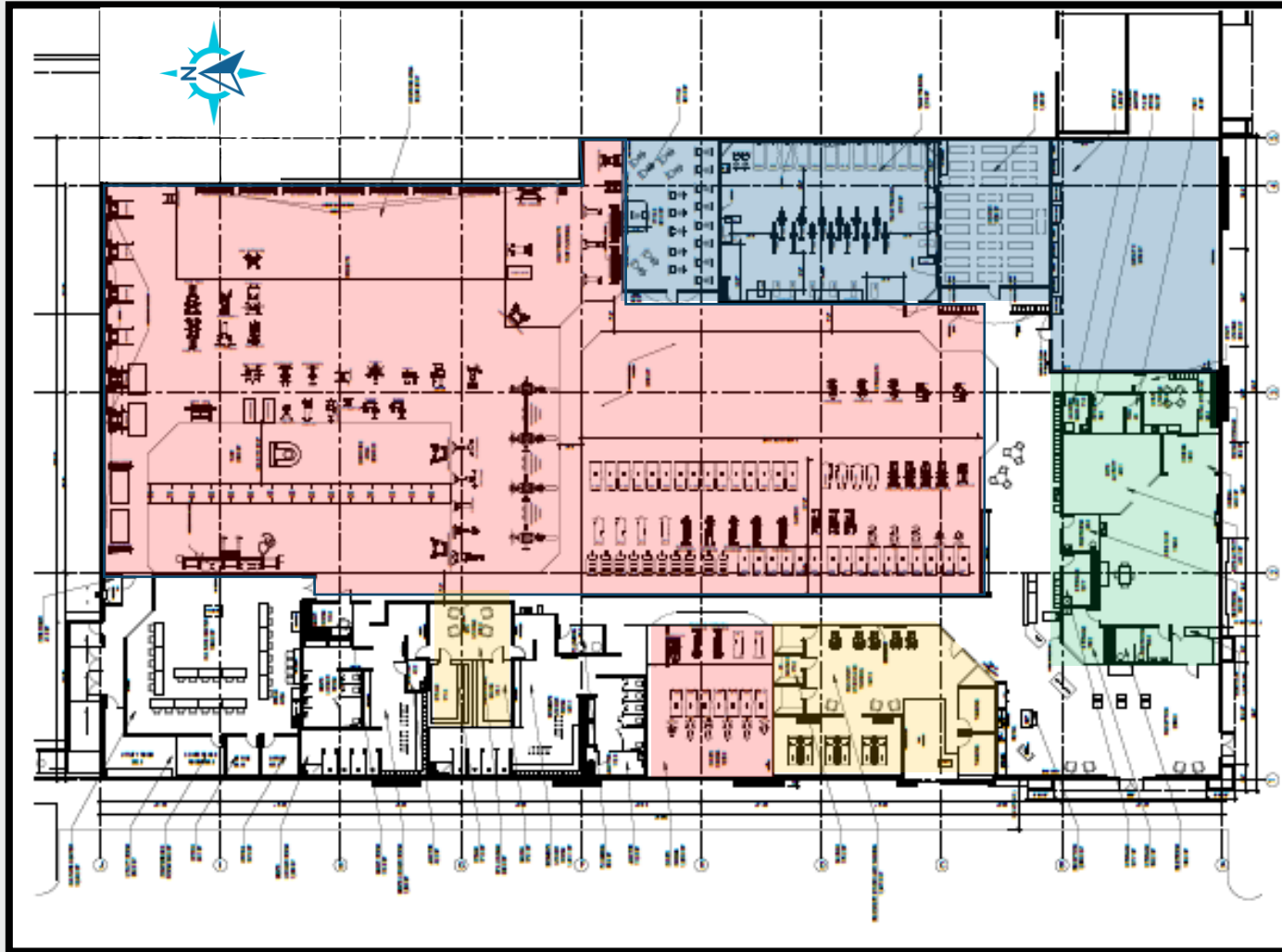
 **Scope of Work**



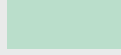
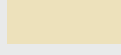
 **Project Site**

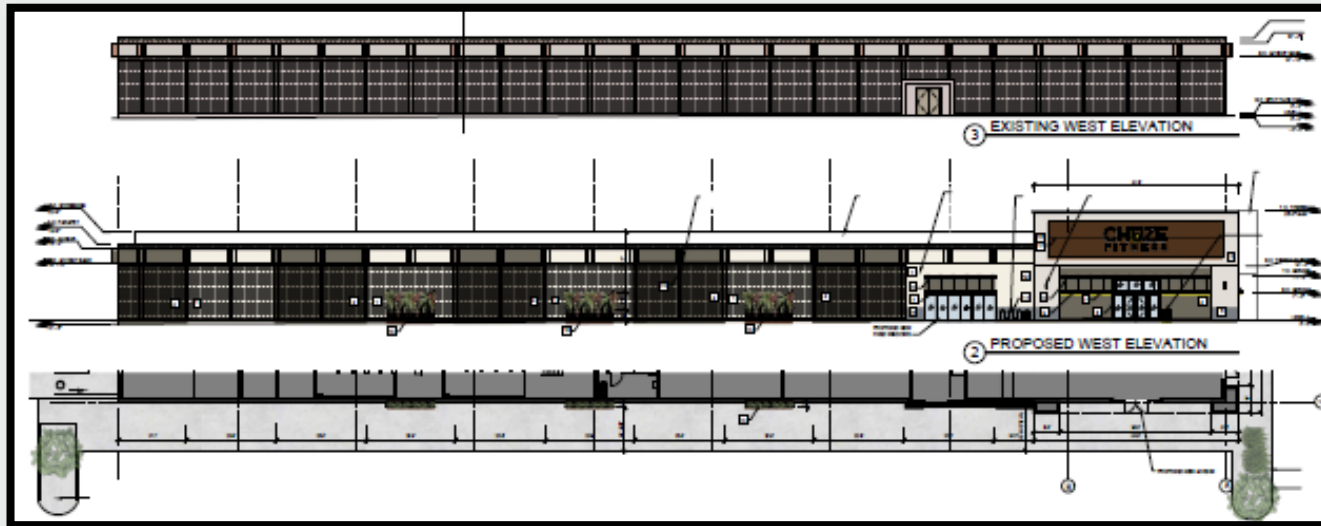
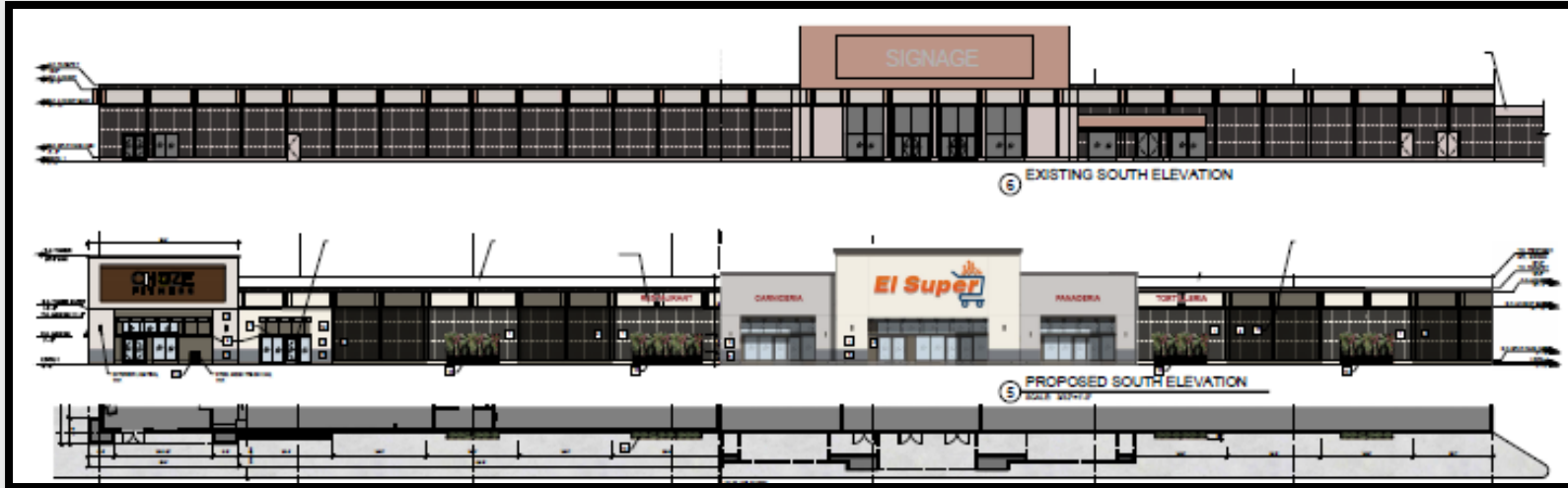


The Request:

- **Conditional Use Permit**
- 43,512 SF gym within the existing 100,800 SF commercial building
- Required for fitness facilities over 25K in CHW zone
- Will operate 24 hours a day 7 days a week
- 25-30 employees



-  **Workout Areas**
-  **Group Exercise Areas**
-  **Kids Area**
-  **Tanning, Sauna & Steam**



CUP Findings

- The project is consistent with and carries out the General Plan, and all zoning regulations of the applicable district;
- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- The approval is in compliance with the special conditions for specific conditional uses, as listed in [Chapter 21.52](#).

Conditions:

- Submit a lighting plan to ensure adequate on-site lighting
- Prevent loitering and keep outdoor area clear of trash and debris
- Modification to the CUP for future expansion

CEQA

- This project is exempt per Section 15301 “Existing Facilities” as this project involves interior and exterior improvements within an existing commercial building.

Staff Recommendation

- Approve the Conditional Use Permit to operate a fitness facility, subject to conditions of approval.



Thank you

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