

# Sonoma Strength Academy

Minor Conditional Use Permit

CUP23-018

1215 Briggs Avenue

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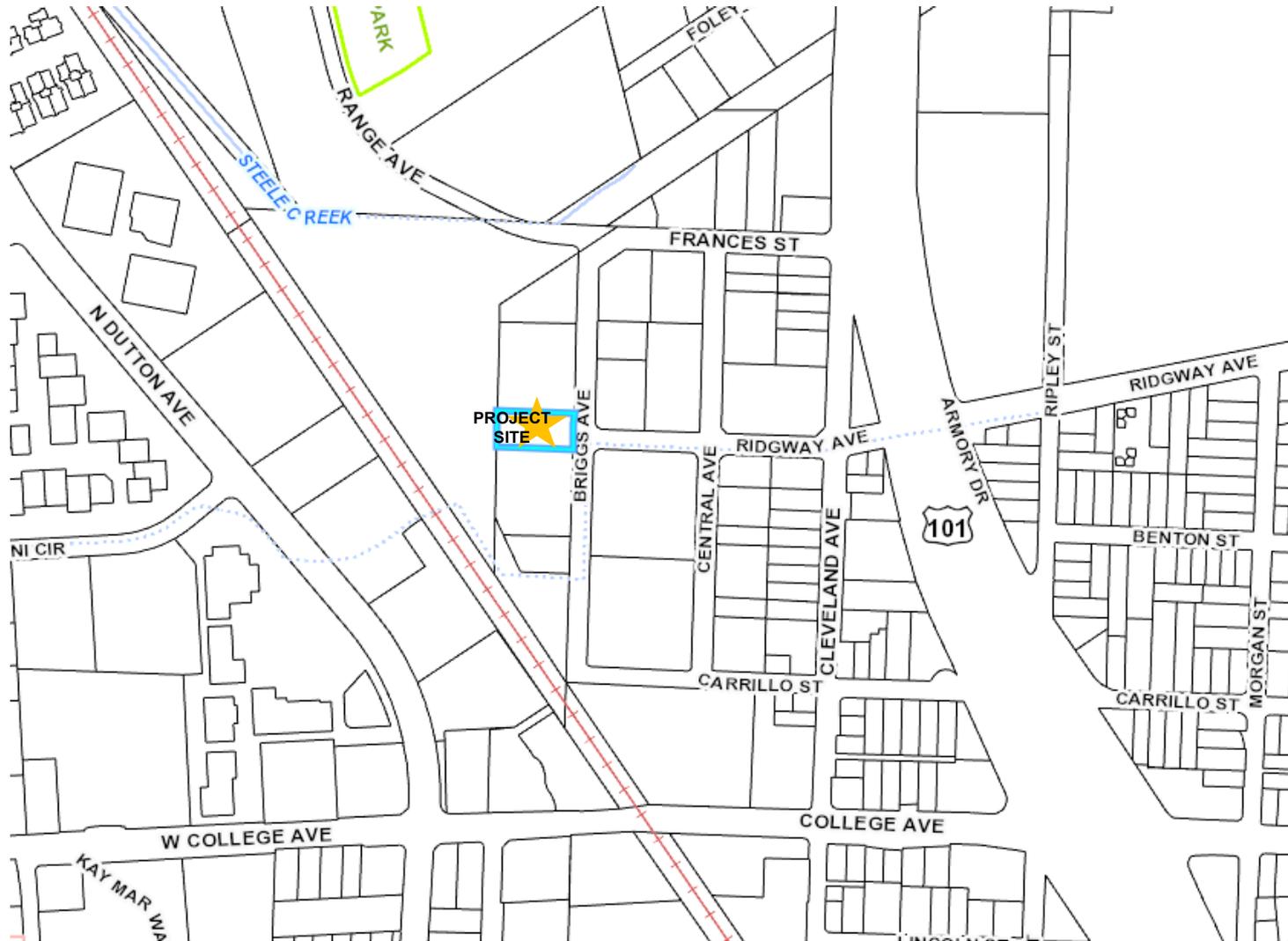
July 20, 2023

Suzanne Hartman, City Planner  
Planning and Economic Development

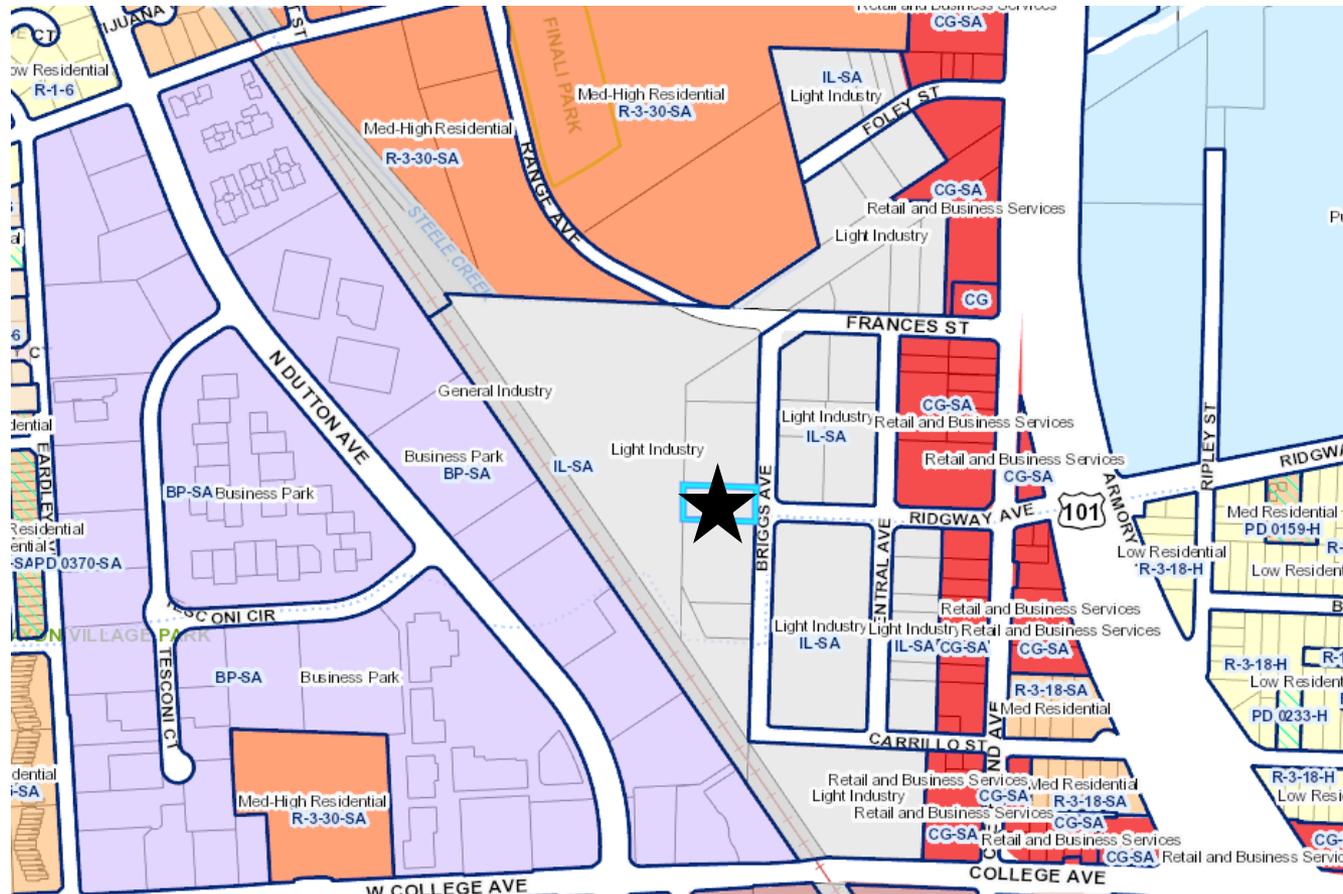
Minor Conditional Use Permit approval for a health/fitness facility (Sonoma Strength Academy), located at 1215 Briggs Avenue.

- Approx. Square Footage of Facility: 1,259 sf
- Total Vehicle Parking Spaces: 11
- Total Bicycle Parking Spaces: 2
- Hours of Operation: Monday – Thursday, 5:30AM – 7PM
- 14-16 Employees

# Location Map 1215 Briggs Avenue



- General Plan Land Use Designation: Light Industry (IL)
- Zoning District: Light Industrial – North Station Area (IL-SA)





**VIEW FROM SOUTH EAST**



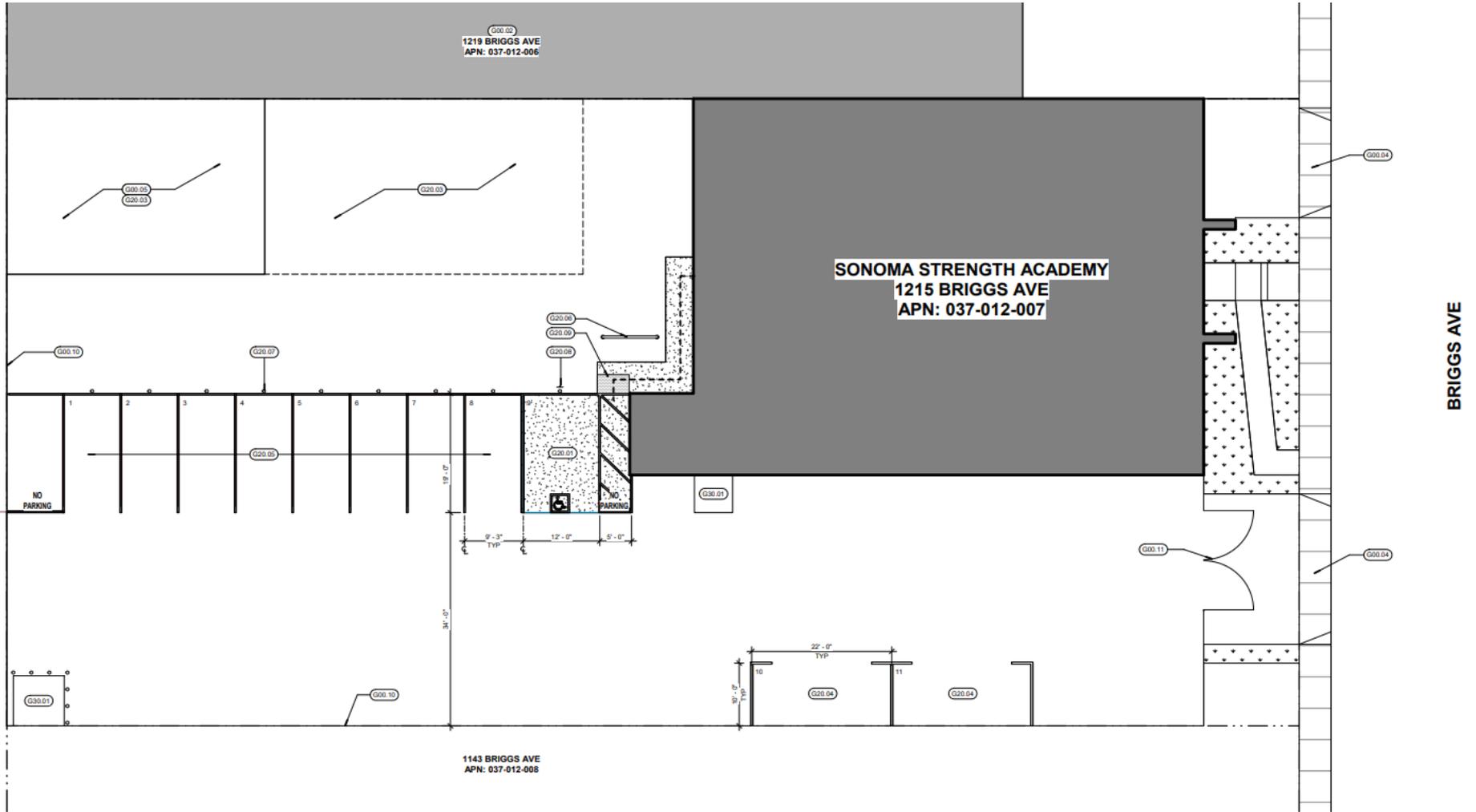
**VIEW FROM NORTH EAST**



**VIEW FROM SOUTH WEST**



**BRIGGS AVENUE ELEVATION**



- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

## Required Findings (Continued)

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Categorical Exemption pursuant to CEQA Guidelines Section 15301 – Existing Facilities

- There are no unresolved issues as a result of staff review.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by Resolution, approve a Minor Conditional Use Permit to allow a health/fitness facility (Sonoma Strength Academy) located at 1215 Briggs Avenue.

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