

# Planet Fitness

Minor Conditional Use Permit and Minor Design Review  
PRJ21-009 (CUP21-045 & DR21-024)

2705 Santa Rosa Avenue

October 7, 2021

Monet Sheikhal, City Planner  
Planning and Economic Development

Minor Conditional Use Permit and Minor Design Review, to allow operation of a 15,600 square feet, health/fitness facility-commercial with extended hours of operation (11:00 p.m. to 6:00 a.m.) and modification of the building facade of an existing building.

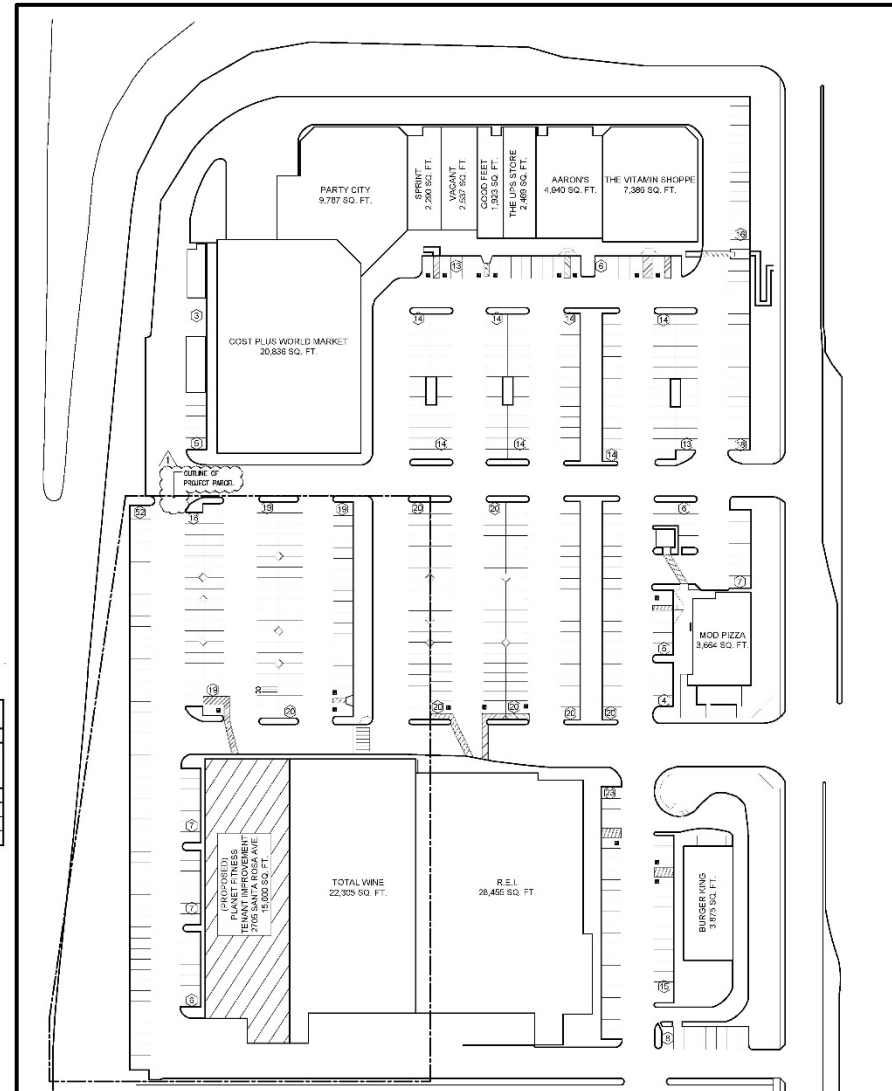


Zone: CG (General Commercial)  
GP: Retail and Business Services





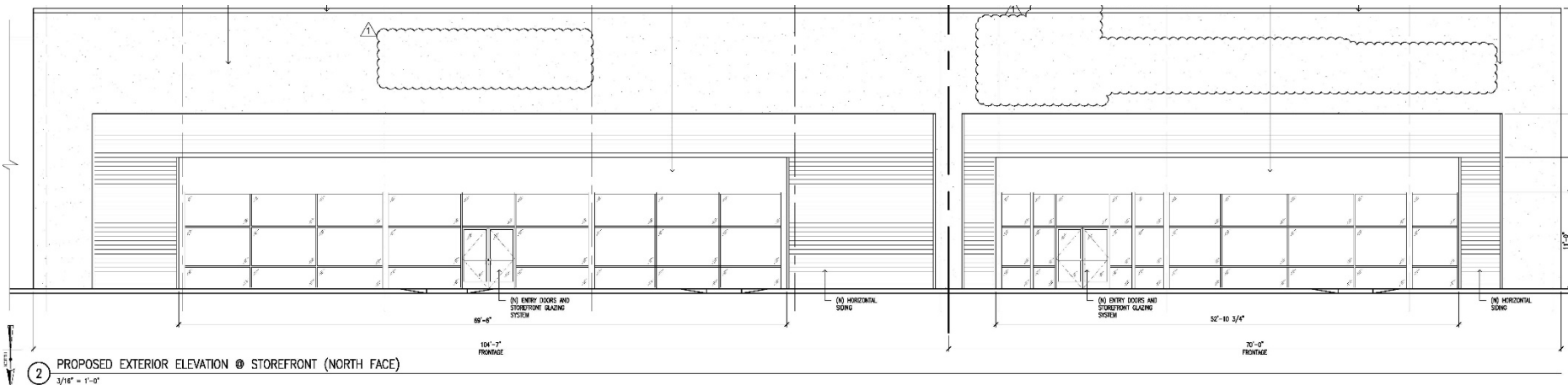
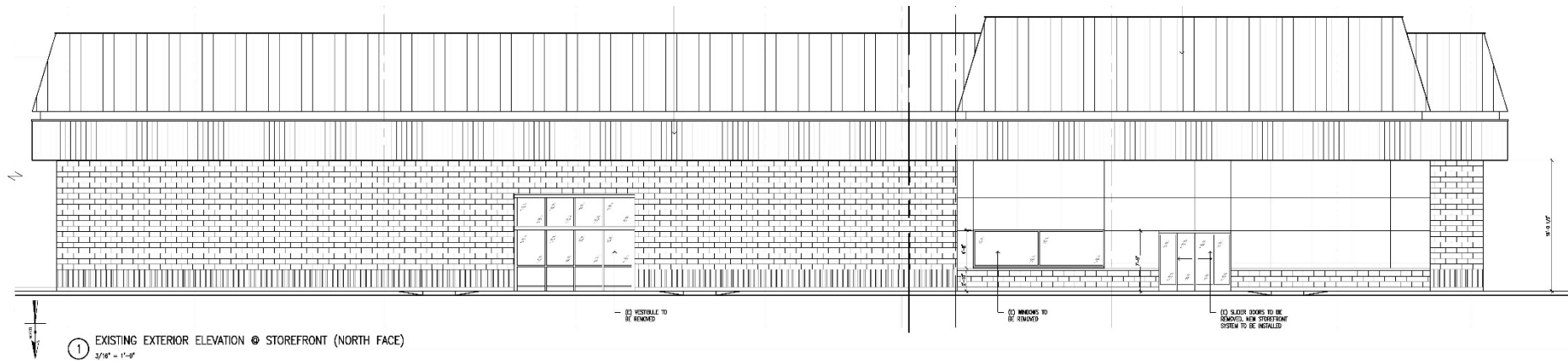
# 2705 Santa Rosa Ave



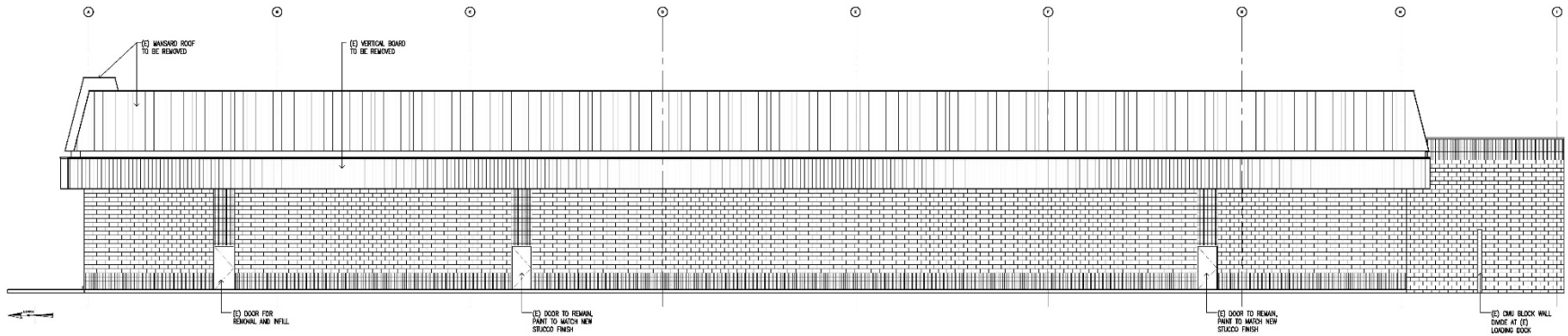
## PARKING ANALYSIS (ZONE: CG-GENERAL COMMERCIAL)

ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED
2705 SANTA ROSA AVE.	(PROPOSED) PLANET FITNESS	COMMERCIAL-FITNESS CLUB	15,800	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705 SANTA ROSA AVE.	TOTAL WINE	RETAIL	22,305	37,805/250	37,905/5,000	
		TOTAL SQ. FT. OF PROJECT PARCEL	37,905			
		TOTAL REQUIRED PARKING		152	8	3
		TOTAL PROVIDED PARKING		187	13	3
		COMPLIANT		YES; 35 SURPLUS	YES	YES

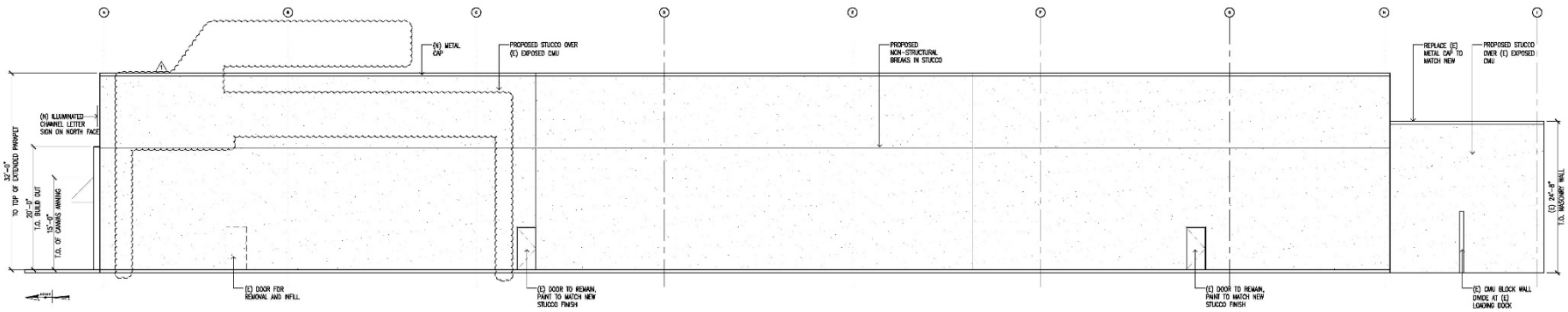
# 2705 Santa Rosa Ave Elevation



# 2705 Santa Rosa Ave Elevation



**1** EXISTING EXTERIOR ELEVATION (WEST FACE)  
 1/8" = 1'-0"



**2** PROPOSED EXTERIOR ELEVATION (WEST FACE)  
 1/8" = 1'-0"

# 2705 Santa Rosa Ave

## Proposed elevation

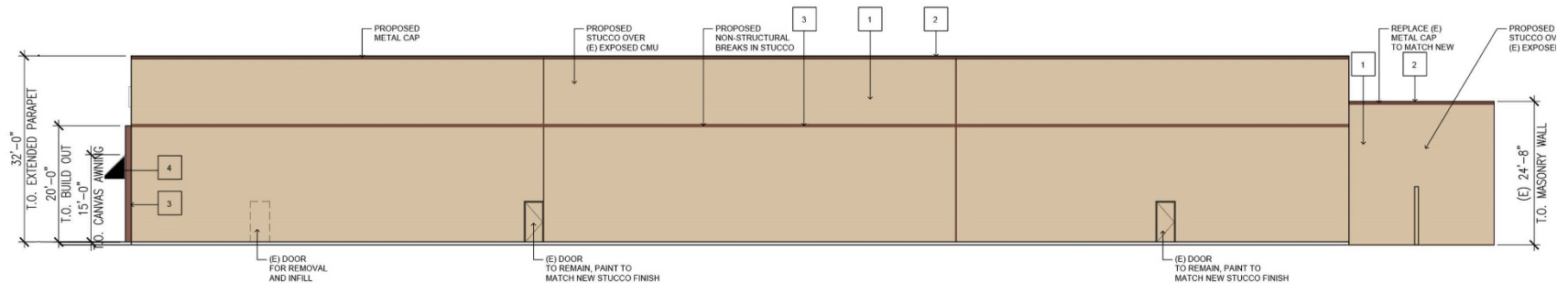
OPTION 1- Dark Accent	COLOR	PAINT NAME	LOCATION
		ALMOND LATTE DE6143	MAIN FIELD PAINT SEE TAG 1
		CELLAR DOOR DE4157	METAL CAP SEE TAG 2
		AGED COPPER DE DEFT 036	METAL PANELS SEE TAG 3
		BLACK SUNBRELLA	AWNING SEE TAG 4



PF - CA\_Santa Rosa\_ Santa Rosa Shopping Center Beige Option 2B\_Horizontal Metal Panels with EIFS

21\_04\_13\_Proposed Storefront Elevation

scale: 1/16" = 1'-0"



PF - CA\_Santa Rosa\_S Santa Rosa Shopping Center

21\_04\_14\_Proposed Storefront Elevation (WEST FACE) PRELIMINARY

scale: 1/16" = 1'-0"

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Class 1 Categorical Exemption under Section 15301 in that the project is located within an existing structure with no expansion of the existing use that will not result in significant impact(s).
- Class 3 Categorical Exemption under Section 15303 in that the project involves a change of use, which will require only minor exterior modifications to the structure/site.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)



## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use permit and Minor Design Review for the property located at 2705 Santa Rosa Avenue.

### Questions

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