

Appeal of a Minor Conditional Use Permit for a Health/Fitness Center

551 Summerfield Road

October 10, 2024

Suzanne Hartman, City Planner
Planning and Economic Development

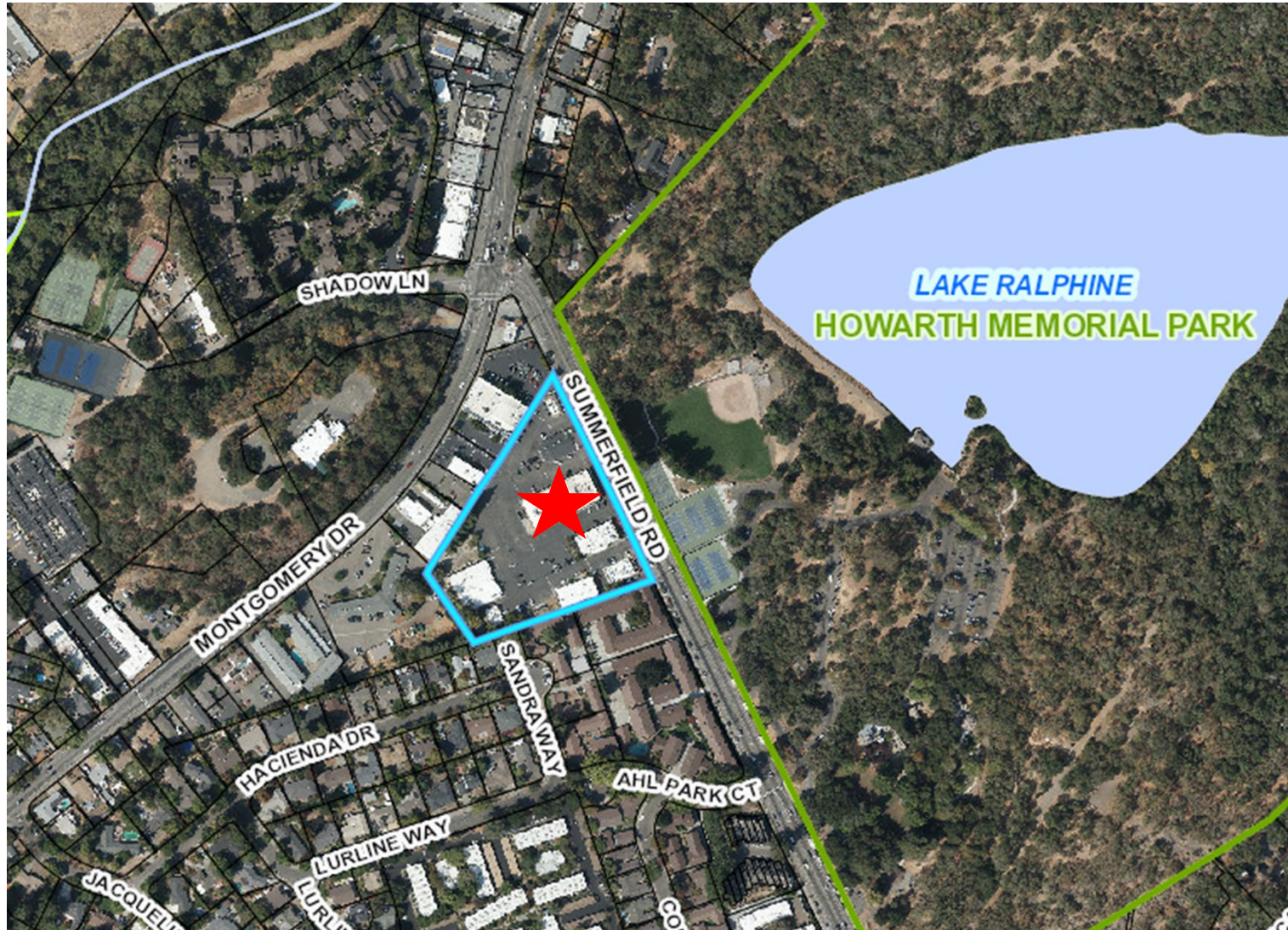
- On July 29, 2024, an Appeal of the Zoning Administrator's decision to approve the Minor Conditional Use Permit, allowing a health/fitness center with extended hours of operation, located at 551 Summerfield Road.
- Proposed Hours of Operation:
 - Mon: 5:00 AM - 12:00 AM
 - Tues - Thurs: 24 hrs
 - Fri: 12:00 AM - 10:00 PM
 - Sat - Sun: 7:00 AM - 7:00 PM

- On September 26, 2023, the applicant submitted applications for a Minor Use Permit (MUP) and Minor Design Review for a health/fitness facility, to be located within the existing building at 551 Summerfield Road.
- On July 18, 2024, the Zoning Administrator approved a Minor Conditional Use Permit and Minor Design Review Permit for the Project
- On September 24, 2024, a Notice of Public Hearing for the Appeal was distributed.

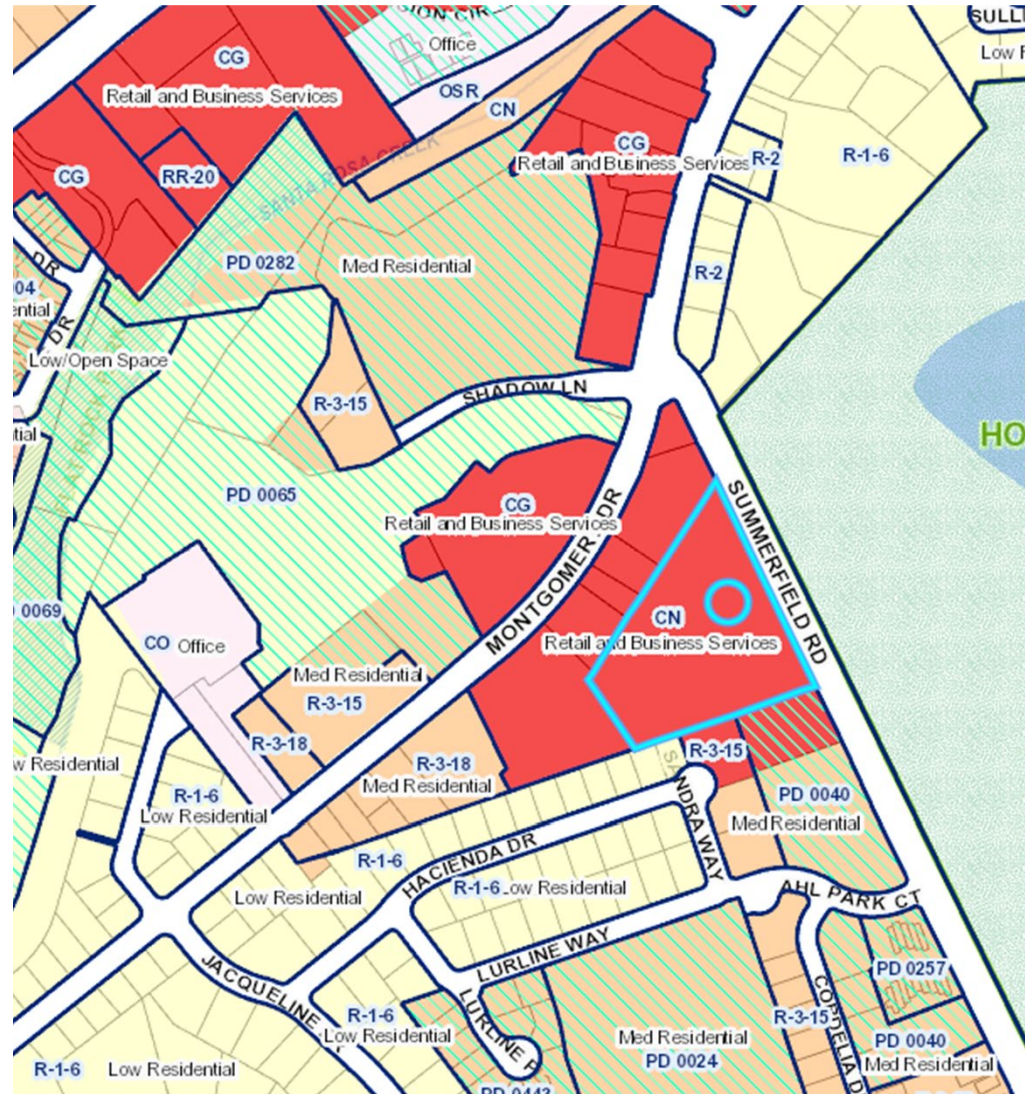
551 Summerfield Road



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- General Plan Land Use Designation: Retail and Business Services
- Zoning District: Neighborhood Commercial (CN)



1. The project is not consistent with the Neighborhood Commercial (CN) zoning district.
2. The project is not consistent with the Neighborhood Shopping Center land use classification.

3. There was no documentation, other than an unqualified traffic report, attached to the resolution to support the conclusion that the design, size, and operating characteristics of the proposed use would be compatible with the surrounding neighborhood and commercial uses. The appellant contends that the proposed use is not compatible.
4. The data used in the current trip generation assessment is outdated and does not reflect the exponential growth of Planet Fitness and substantial traffic volumes from outside the neighborhood.

5. Granting the permit at this location would have a long-term effect that is injurious or detrimental to the public interest, safety and convenience of the Lakeside District by injecting a large corporate presence into the district in the long term, which would have an immediate negative effect on the current small business owners and neighbors. This type of corporate business development does not belong in the Lakeside District.

6. The project is not in compliance with the California Environmental Quality Act (CEQA) and should receive a full independent review from an outside environmental service to ascertain if it is truly categorically exempt from CEQA.

- 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

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically and Statutorily Exempt:
 - Section 15183
 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - Section 15301
 - Existing Facilities
 - Section 15332
 - Class 32: In-Fill Development Projects

- Summarization of public comments received:
 - Preservation of the existing use
 - The proposed use is not consistent with the surrounding uses
 - The proposed use will increase traffic
 - Not exempt from CEQA
 - In support of the Project

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal and uphold the Zoning Administrator's decision to approve a Minor Conditional Use Permit for a health/fitness facility, located at 551 Summerfield Road.

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