



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JULY 26, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: PLANNING CASE P16-0011 (CONDITIONAL USE PERMIT) – BY CLAYTON PRZEKOP ON BEHALF OF PLANET FITNESS - TO ESTABLISH A HEALTH AND FITNESS CENTER AT 4135 CHICAGO AVENUE

ISSUE:

Approval of a proposal by Clayton Przekop, on behalf of Planet Fitness, to establish an 18,000-square-foot, health and fitness center within an existing 54,000-square-foot multi-tenant commercial building and to rehabilitate an existing 104 space surface parking lot on approximately 15 acres, developed with a commercial shopping center, in the MU-U – Mixed Use-Urban and Specific Plan (University Avenue) Overlay Zones.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines; and
2. Approve Planning Case P16-0011 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On May 19, 2016, the City Planning Commission recommended approval of Planning Case P16-0011 by a vote of 8 ayes and 0 noes, subject to modification of conditions of approval, which includes a new condition requiring the applicant to work with staff to incorporate windows on the west building elevation facing the parking lot for security purposes.

BACKGROUND:

Clayton Przekop, on behalf of Planet Fitness, is requesting approval of an 18,000 square foot health and fitness center (Planet Fitness) within an existing 54,000-square foot freestanding multi-tenant building, previously occupied by Riverside Discount Mall, and parking lot improvements to rehabilitate 104 parking spaces immediately to the west of the site. The subject

site is situated on the southern side of the University Town Center, a commercial shopping center in the University Avenue Specific Plan. It is surrounded by residential uses to the south across Twelfth Street, residential uses to the west adjacent to the site and across Mesa Street, commercial uses to the east across Chicago Avenue, and commercial uses to the north across University Avenue.

The health and fitness facility includes a reception area, free weight area, cardio workout area, massage therapy, tanning studio, men's and women's locker rooms and shower facilities. A maximum capacity of 180 people is anticipated at this facility. The applicant indicated there will be a total of 9 employees, 6 employees during the daytime shift and 3 employees during the evening shift. The facility will operate 24-hours a day, seven days a week.

The proposed parking lot improvements include installation of parking lot lights, asphalt resurfacing, restriping of 104 parking spaces, and installation of landscaping. The parking lot improvements represent a substantial upgrade over existing conditions and will enhance the Twelfth and Mesa Streets frontages of the shopping center. Proposed improvements will be consistent with the Zoning Code and Citywide Design Guidelines.

For additional information, please refer to the May 19, 2016, City Planning Commission staff report, recommended conditions and draft minutes.

FISCAL IMPACT:

There is no fiscal impact since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds: Scott G. Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report and Exhibits – May 19, 2016
3. City Planning Commission Draft Minutes – May 19, 2016