



**Planning Commission
Staff Report**

September 9, 2009
Item 5.a.

SUBJECT: PCUP-247

APPLICANT: Snap Fitness / Brian Bennett

PROPERTY OWNER: Trojan Development Associates

PURPOSE: Application for a conditional use permit to operate a fitness facility

GENERAL PLAN: Business Park (Industrial/Commercial and Office)

ZONING: Planned Unit Development - Industrial/Commercial-Office District

LOCATION: 6654 Koll Center Parkway, Suite 355 (Bernal Plaza)

ATTACHMENTS:

1. Exhibit A, Draft Conditions of Approval
2. Exhibit B, Narrative, Floor Plan, Site Plan, and related material dated "Received, July 20, 2009"
3. Exhibit C, Location Map
4. Exhibit D, Noticing Map

BACKGROUND

Brian Bennett is requesting a conditional use permit to operate a 2,955 square-foot gym within Bernal Plaza (PUD-80-2). The Planned Unit Development (PUD) allows gymnasiums and health club facilities as a conditionally permitted use.

The proposed club will be open 24 hours per day seven days per week and open during all holidays. This type of operation is unusual in that the facility does not have staff present on site at all times. Access is gained by key cards.

SITE DESCRIPTION

The subject site is an approximately 4.27 acre parcel located on the northwest corner of the Bernal Avenue and Valley Avenue intersection. Adjacent properties to Bernal Plaza include the Alameda County Fairgrounds to the east, the Bernal Property to the south and Koll Center Business Park to the north and west. Bernal Plaza itself is a one story, multi-tenant commercial/retail building, approximately 35,600 square feet in size. The uses within Bernal Plaza are personal care (e.g., dry cleaning) and food services.

There are 214 on-site parking spaces provided for joint use by all tenants. Vehicle access to the Plaza is from two entrances; Koll Center Parkway and Valley Avenue.

Aerial View of Bernal Plaza



The project site is surrounded by office, commercial and personal services and is located in close proximity to Interstate 680, thereby providing convenient access for patrons. As proposed, all activities associated with the proposed use would be located within the existing building. Staff does not anticipate that the proposed use would create land use conflicts.

PROJECT DESCRIPTION

Snap Fitness is a 24/7 “neighborhood gym” that offers equipment for quick and simple workouts. Snap Fitness proposes to occupy an approximately 2,955 square-foot tenant suite. Please refer to the floor plans in Exhibit B (Attachment 1). It will provide free-weights, strengthening equipment, and cardio machines. There will be a break room and restrooms for members with a manager’s office separated from the gym area.

As outlined in the applicant’s narrative, there will be an average of 20 members at any one time working out. Members can use the facility any time of the day 365 days a year by entering with a key card or “pass”. Attendants may be present initially.

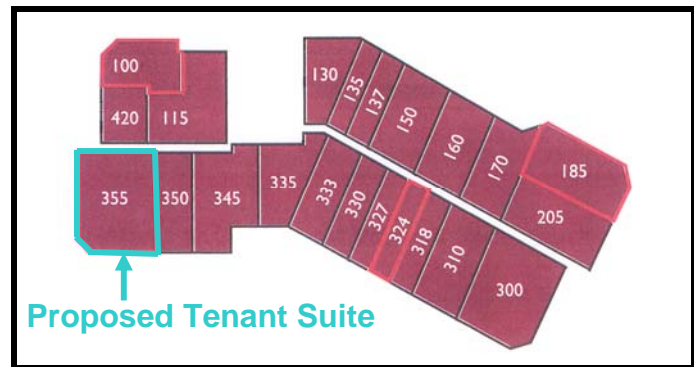
The facility would have an attendant available for the first 10 to 120 days. To ensure the safety of the members, surveillance cameras will be installed along with a panic alarm system that alerts a private security company should an emergency occur.

Personal trainers would be available, by appointment only, for one-on-one instruction for members.

Proposed Location



Bernal Plaza Floor Plan



ANALYSIS

The General Plan land use designation is Business Park (Industrial/Commercial and Office), where a variety of non-residential uses are allowed. The site is designated as PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) zoning district where the PUD development plan specifies the uses that are permitted or conditionally permitted for this site. The fitness facility is consistent with the PUD regulations and the General Plan designation.

Staff anticipates the fitness studio would be a quiet use. A proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to “promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions.” As proposed, staff believes that noise from the fitness studio would not negatively impact future or existing uses located adjacent to the subject suites. To ensure that noise generated from televisions, radios, or the use of equipment within the facility is not disruptive to adjacent tenants, staff has added a condition of approval (No. 7 of Exhibit A) that sound wall shall be added within the subject suite. All doors will remain closed during business hours, further limiting noise impacts from and to surrounding tenants and properties.

The Pleasanton Municipal Code (PMC) does not specify a parking ratio for health clubs or fitness centers. Accordingly, staff referred to section 18.88.020 (C) of the PMC which requires that the number of off-street parking spaces be determined upon an analysis of other jurisdictions’ experience with that type of proposed use. Therefore, staff has assessed the parking demand based on the building’s square-footage (above) and compared it to other Bay Area municipalities with Snap Fitness facilities. Staff found that the parking ratio was very similar to existing Snap Fitness facilities that are located in comparable shopping centers to Bernal Plaza. Parking would not be an issue in that the number of spaces provided in the plaza appears to be adequate for staggered times. Therefore, staff does not anticipate parking issues.

The use and operation is designed for use by individuals capable of accessing by the key card. The number of patrons using the facility will fluctuate throughout the day with an anticipated 20 members using the facility at anytime. Snap Fitness facilities in neighboring cities, i.e.

Livermore and Walnut Creek, are permitted uses given the small scale of operations. Walnut Creek and Livermore have not had concerns with parking, noise or other conflicts. Staff notes that no provision for children's care would be provided at this facility.

PUBLIC NOTICE

Notice of the Planning Commission's public hearing on this item was sent to property owners, business tenants, and homeowners within 1,000 feet of the subject property. Staff has not received any verbal or written comments pertaining to the proposed project. See Attachment 4 for the noticing map.

FINDINGS

The Planning Commission must make the following findings prior to granting a use permit:

A. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

The City has allowed similar, yet larger, uses to be located in office, industrial and commercial areas, e.g., 24 Hour Fitness in Hacienda Business Park. Small scale fitness facilities, such as Curves and Anytime Fitness, have not created any impacts on surrounding businesses in their respective zoning districts.

As conditioned, Snap Fitness would operate consistent with the Planned Unit Development guidelines for Bernal Plaza, zoning district criteria and the General Plan land use designation.

Therefore this finding can be made.

B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The use of the facility be restricted to indoor use all doors would remain closed. As conditioned, the fitness center would not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Any proposed modifications related to the operations would need to be reviewed and approved by the Director of Community Development.

Staff believes that the proposed use would not detrimentally impact the surrounding properties, and, accordingly, recommends that this finding be made.

C. The proposed conditional use will comply with each of the applicable provisions of the zoning ordinances.

The proposed use, as conditioned, would comply with applicable provisions of the governing PUD and zoning ordinance.

Therefore, this finding can be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, and Class 1. Therefore, no environmental document accompanies this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve PCUP-247 by taking the following actions:

1. Make the required conditional use findings as described in the staff report; and
2. Approve PCUP-247 subject to the conditions listed in Exhibit A.

Staff Planner: Natalie Amos, 925.931.5613 / namos@ci.pleasanton.ca.us