

City of Newark Appeal of Fitness 19 Application

5/28/2020

ART INTERIANO

DEPUTY COMMUNITY DEVELOPMENT DIRECTOR



Application Information

Appellant Request: Appeal Approval of Fitness 19 CUP

Appellant: VN Investment Group LLC

Applicant: Mitch Gardner, on behalf of Fitness 19

Subject Property: 6203 Jarvis Ave

Zoning: Community Commercial (CC)

General Plan: Community Commercial

Applicant Request

Request: Allow a fitness center and health club to lease 28,242 sq.ft. at 6203 Jarvis Ave.

Zoning Code: An indoor fitness and recreational use in the Community Commercial Zoning District requires a CUP per N.M.C. Section 17.08.020.

Business Description: Fitness 19 is a national chain with over 100 fitness centers. This location would provide:

- Strength training and various aerobic classes
- Free weight rooms
- Approximately 35-40 employees, most being part-time with 5-6 full-time staff.

Location and Zoning Map



6203 Jarvis Ave is Zoned Community Commercial (CC)

Public Hearing Meetings

Planning Commission Meeting January 14, 2020

The Commission voted to continue the item to allow staff and applicant to research and address the following questions and comments:

- Provide an sense of Sprouts Farmer's Market support of the CUP
- Research property crime data
- Address items in the opposition letter by adjacent property attorney, Nossaman LLP:
 - CEQA
 - Parking Analysis
 - CCR's Restrictions

Public Hearing Meetings

Planning Commission Meeting February 11, 2020

The Commission took into consideration the following information:

- Sprouts Farmer's Market letter of support for the CUP
- No property crime history at the proposed site in preceding five years
- Project exempt from CEQA
- Peer review of parking analysis
- CC&R's not applicable to City review
- Summary of staff's recommended findings for approval

The Planning Commission voted to approve (3 Yes, 2 Absent) the Fitness 19 CUP.

Public Hearing Meetings

Summary of Findings

Pursuant to Chapter 17.35, Section 17.35.060, the Planning Commission found the Fitness 19 CUP findings could be made, in that the application:

- Is found consistent with the existing Community Commercial zoning district and General Plan
- Is supported by General Plan Policy LU-1.1 and LU-1.6
- Does not have an adverse effect to public health, safety, or general welfare of the surrounding community
- Occupies an existing commercial storefront that has been vacant for approximately four years.

Staff Recommendation

Uphold the Planning Commission decision to approve CUP U-20-1 for an Indoor sports and recreation use, Fitness 19, at 6203 Jarvis Avenue

Questions?

Community Development Department

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