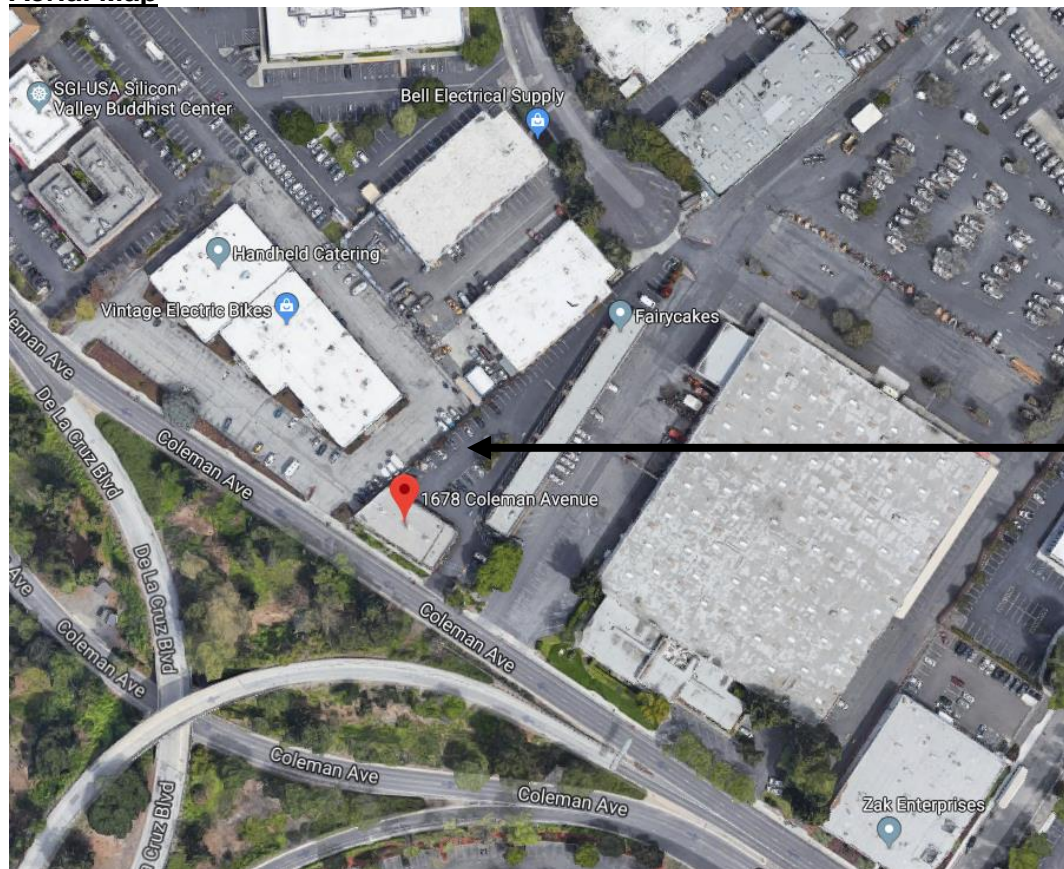


Project Data

File: PLN2018-13555
Location: 1678 Coleman Avenue, a 1.02 acre property located on the north side of Coleman Avenue, APN: 230-05-110; property is zoned ML – Light Industrial
Applicant: BMI Fitness
Owner: Ken Mitchell
Request: **Use Permit** to allow a gym in the Light Industrial Zoning District
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Recommendation: Approve, subject to conditions.

	Existing	Proposed
General Plan Designation	Station Area Plan	Same
Zoning District	Light Industrial	Same
Lot Size	1.02 acres	Same
Land Use	Two industrial building	5,600 sf will be converted to a gym
Stories / Total Height	One-story	same
Parking	46	46 (16 for gym use)

Aerial Map



Project Site

Zoning Map



Project Site

General Plan Map



Project Site