

PLANNING COMMISSION RESOLUTION NO. 26-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,
CALIFORNIA APPROVING A USE PERMIT TO ALLOW A HEALTH/FITNESS FACILITY
(ANYTIME FITNESS) WITHIN AN EXISTING COMMERCIAL SUITE, LOCATED AT 1400 W
GRAND AVENUE, SUITE F (APN: 060-247-007)
(Applicant: Anytime Fitness)**

WHEREAS, The Planning Commission conducted a public hearing in the Council Chamber of City Hall, 154 S 8th Street, Grover Beach, California, on February 3, 2026, pursuant to a proceeding instituted under application DA-25-0028 for a Use Permit to operate an indoor commercial recreation facility; 1400 W Grand Ave, Suite F; Anytime Fitness, applicant; and

WHEREAS, the Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, the notice of Public Hearing for the Planning Commission meeting was sent to adjoining property owners and residents and advertised in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grover Beach as follows:

SECTION 1. Environmental Review. The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301 (Class 1), because the project involves establishing a use within an existing structure.

SECTION 2. Findings for approval of Use Permit. The Planning Commission hereby grants final approval of DA-25-0028 for a Use Permit (Grover Beach Municipal Code "GBMC" Article IX § 6.20.090.F), based on the following findings:

1. The proposed project is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable. The General Plan supports neighborhood-serving commercial uses that provide recreational and wellness opportunities. The project is located within an existing shopping center and requires no exterior or building footprint changes, meeting all applicable design standards and Development Code requirements for the Retail Commercial zone.
2. The subject site is physically suitable in terms of design, operating characteristics, shape, size, and topography. The project site is level, fully developed, and provides adequate on-site parking consistent with Development Code standards. The building has sufficient square footage to accommodate a fitness facility with appropriate interior layout, access, and circulation. No grading or exterior modifications are proposed, and the site can support the intensity and operational needs of the proposed use without adverse impacts.
3. The type and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare. The use is located within a commercial shopping center with controlled access and adequate parking. The project has been conditioned to meet all applicable California Building Codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.

SECTION 3. Conditions of Approval. The conditions of approval are in addition to, and do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to the project. The Planning Commission hereby approves the Use Permit (DA-25-0028), subject to the following:

GENERAL

- G-1. The approval granted by this Resolution shall be valid for twenty-four (24) months from the approval date, and shall expire on February 3, 2028, unless the approved use is established within that time. Establishment of the use shall include obtaining all required permits and commencing the approved use. Once established, the approval shall run with the land, unless otherwise revoked pursuant to Development Code Section 6.30.080. Any request for a time extension shall be submitted to the Community Development Department as provided in GBMC Article IX (Development Code), §6.30.060.
- G-2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.
- G-3. All Conditions of Approval shall be provided as part of the construction plan set and Business Tax Certificate application. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all State and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.
- G-4. Prior to building permit submittal, the applicant shall pay all outstanding balances due under the project's deposit account (if any). No building permits shall be accepted for processing until the account is brought current to the satisfaction of the Community Development Director.
- G-5. Prior to commencement of construction, construction plans shall be approved, and applicable permits obtained. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Article III § 3120.1.
- G-6. Prior to commencement of any construction, construction plans shall be approved, and applicable permits obtained. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department.

G-7. All operations shall comply with the City's Noise Ordinance including mechanical equipment.

COMMUNITY DEVELOPMENT DEPARTMENT

CDD-1. This approval authorizes the Use Permit to allow a 6,073 square foot 24-hour Health/Fitness Facility, within Suite F of 1400 W. Grand Avenue, in substantial conformance with the project plans attached as Exhibit A.

CDD-2. The Health/Fitness Facility shall comply with all applicable operating requirements outlined in Development Code Section 4.10.135, including but not limited to provisions related to hours of operation, client/customer visits, non-resident employees, and business activity. All business operations shall be conducted within the building interior. Outdoor activities are expressly prohibited. Any request to allow outdoor activities shall require an amendment to this Use Permit. Compliance with these standards shall be verified during plan check and prior to occupancy.

CDD-3. The property owner shall be responsible for maintaining and updating the current parking calculation for the project upon the submittal of Planning and Building permits for tenant changes or improvements, and/or each business license, to ensure the site does not become under-parked.

CDD-4. The project shall incorporate noise attenuating construction techniques that reduces noise exposure to acceptable levels. Exposure across property lines must not exceed 65 dB between the hours of 7:00 am – 10:00 pm and must not exceed 60 dB between the hours of 10:00 pm – 7:00 am, consistent with the City's Noise Element. Plans submitted for construction permits must clearly indicate and describe noise attenuation measures, techniques, and materials, and demonstrates their compliance with noise levels limits.

CDD-5. Any new proposed signage shall be reviewed by the Planning Division to ensure appropriateness for the site and compliance with the Sign Regulations (Development Code Section 3.60). Signage shall coordinate with building architecture and the type of land use. The Director may refer additional signage to the Planning Commission if it seems excessive or out of character with the project.

BUILDING DEPARTMENT

BD-1. Prior to commencing any interior or exterior improvements to the building, the Applicant shall obtain all required permits from the Community Development Department.

BD-2. Plans submitted for building improvements may be subject to the disabled access requirements of CBC Chapter 11B 202.4 to the extent defined for alterations. A valuation of no less than 20% of the valuation of improvements must be invested in the accessible path of travel to the area of alteration.

BD-3. All required documents essential to the design of the project shall be submitted with the construction permit application. No deferred submittals, such as truss details, fire sprinkler plans, metal fabrication drawings, etc., are allowed.

BD-4. An application for a Building Permit remains valid for 365 days after the date of filing. If a permit is not issued by this date, the application shall expire. In order to renew action on an application after expiration, the applicant must confirm that Planning approvals remain valid and then submit a new application, plans and documentation and pay a new plan review fee.

On motion by Commissioner Vice Chair Swift, seconded by Commissioner Holden, and on the following roll-call vote, to wit:

AYES:	Commissioners - Commissioner Holden, Vice Chair Swift and Chair Mann
NOES:	Commissioners - None
ABSENT:	Commissioners - Commissioner Halverson
ABSTAIN:	Commissioners - None
RECUSED:	Commissioners - None

the foregoing RESOLUTION NO. 26-01 was **PASSED, APPROVED**, and **ADOPTED** at a Meeting of the Planning Commission of the City of Grover Beach, California this 3rd day of February 2026.


RACHEL MANN, CHAIR

Attest:



NICOLE RETANA, DEPUTY CITY CLERK
SECRETARY TO THE PLANNING COMMISSION

