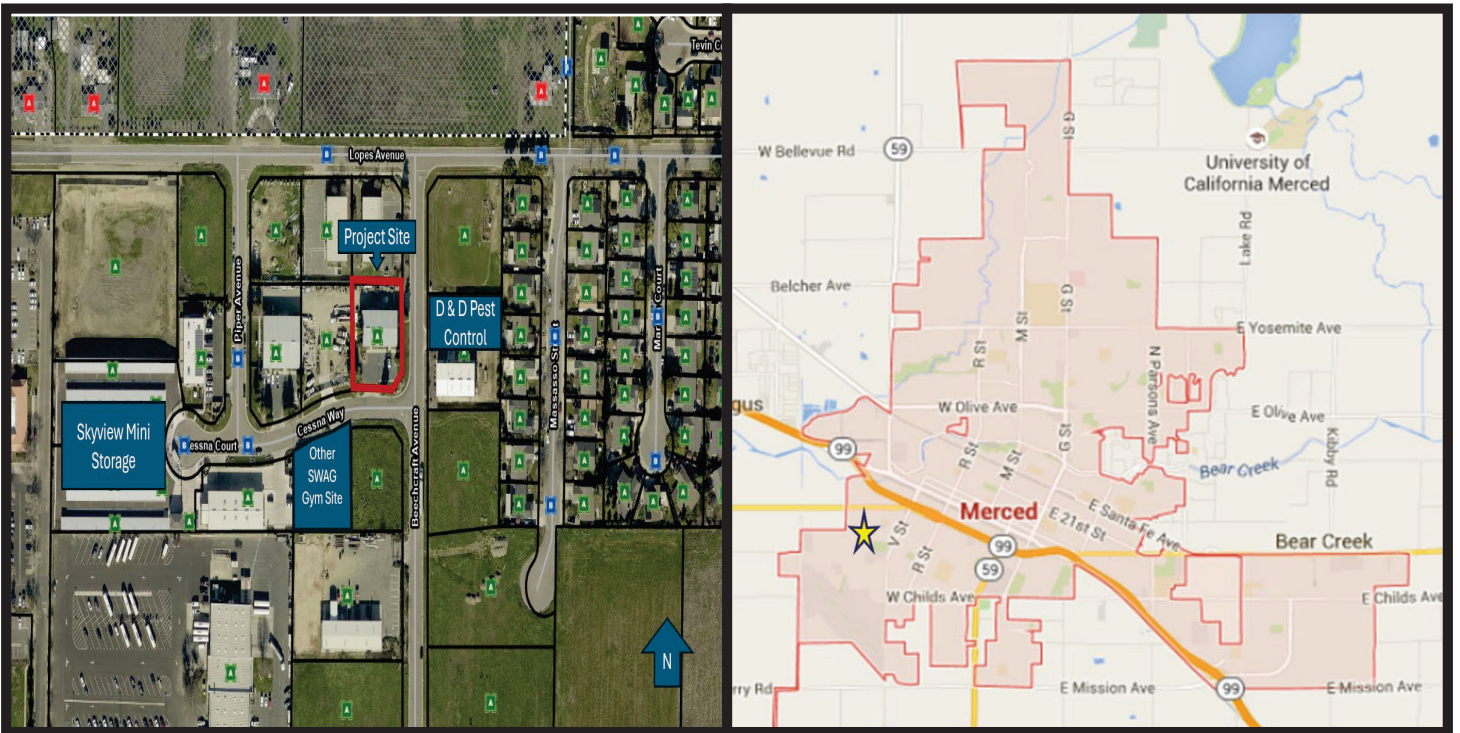


Conditional Use  
Permit #25-0010

Fitness Center  
2241 Cessna Way

July 23, 2025

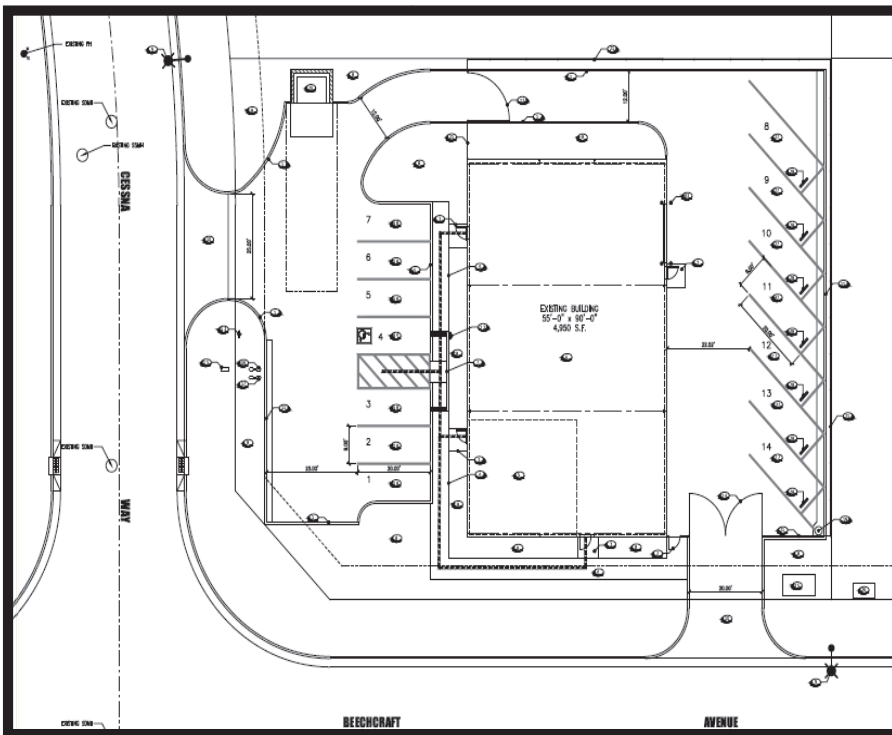
## Location Map



## Current Street View



## Site Plan

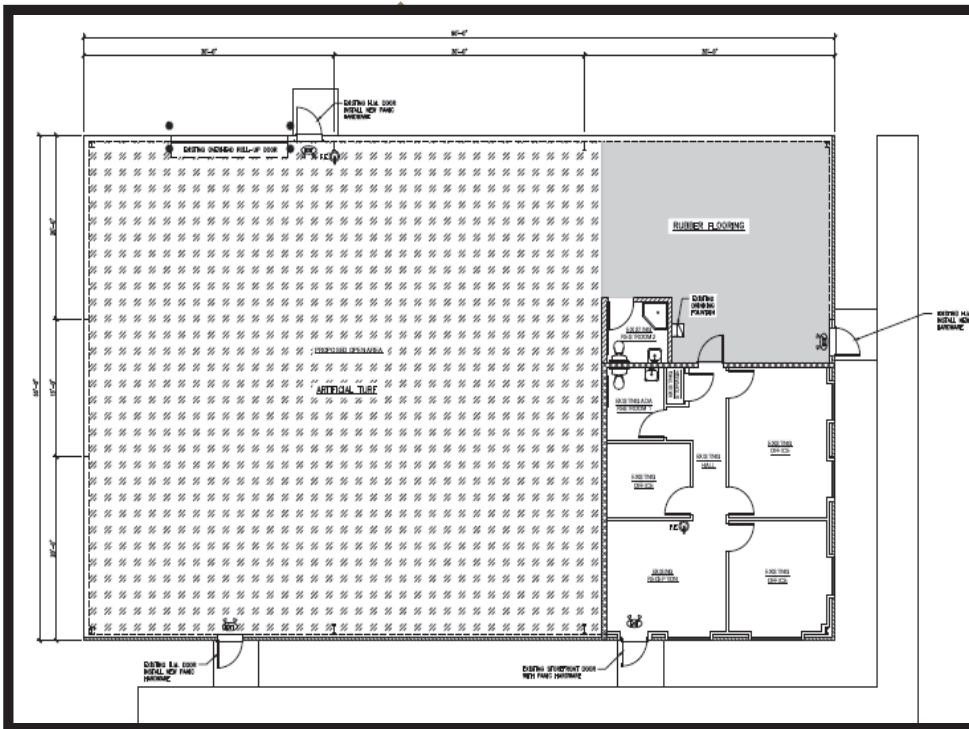


4,950 square foot building

Entrance and Exit into site off  
Cessna Way and Beechcraft  
Avenue

Refuse container is to north of  
the site for refuse department  
access

## Floor Plan



Entrance into building has a reception area, 3 offices, and 2 bathrooms

Fitness center is broken up into 2 sections

Main part is artificial turf, and smaller portion of gym is rubber gym mats

## Operation Details

- Fitness center to be operated by SWAG, (Students With Aspiring Goals).
- This site will employ 1 staff member.
- There will be periods of time where building is vacant if no appointments are scheduled.
- This business aims to provide private training and coaching opportunities to high schoolers and younger aged kids.



## Parking Details

- This proposed site plan provides 14 parking spaces, which does not meet the typically required 16 parking spaces for indoor commercial recreational uses.
- Merced Municipal Code section 20.38.050 – Parking reductions lists out potential ways projects can be approved without meeting the required parking spaces.
- These potential remedies for inadequate parking include things like utilizing shared parking with a nearby site, utilizing common parking facilities, low demand, submitting a transportation demand management plan, bus stop/ transportation facility credit, and mixed-use projects reduction.

## Parking Details

- The applicant is free to apply for any parking reduction that they see fit.
- Staff believes that the low demand section of the parking reductions section of the code applies for this project.
- This section states that - The number of parking spaces may be reduced if the land use will not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study approved by the Director of Development Services.
- Approval of this permit would be contingent upon the applicant qualifying for a parking reduction, which would be reviewed and approved by the Director of Development Services.



## Notable Conditions

14. Fire protection systems shall be monitored by fire alarm systems, or as otherwise required by the Fire Department.
17. Business signage and minor exterior changes to the building shall be reviewed with a staff level design review permit. Signage shall comply with Merced Municipal Code Section 20.62 – Signs.
28. The Director of Development Services shall review and approve the parking demand study for this use, pursuant to Merced Municipal Code Section 20.38.050 (C) – Low Demand. The parking reduction proposal shall be reviewed and approved during the building permit stage or prior to obtaining a business license, whichever comes first. If in the future, the applicant wishes to increase the number of occupants on site, the applicant must provide a revised parking demand study showing there is sufficient parking to accommodate additional participants.

## Planning Commission Action

- After the public hearing, the Planning Commission may Approve/Disapprove/Modify:
  - Categorical Exemption (Environmental Review #25-0014)
  - Conditional Use Permit #25-0010, subject to the 28 conditions found in the staff report