

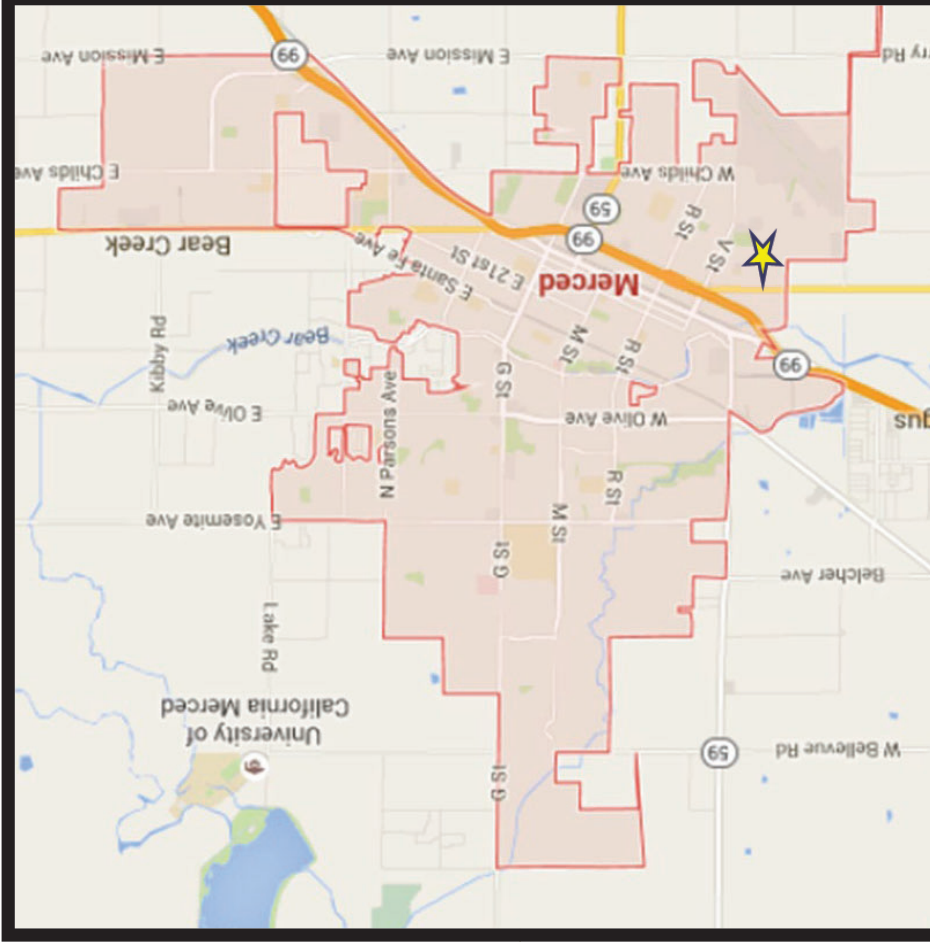
Conditional Use  
Permit #25-0002

Fitness Center

2250 Cessna Way

May 21, 2025

# Location Map



Current Street View



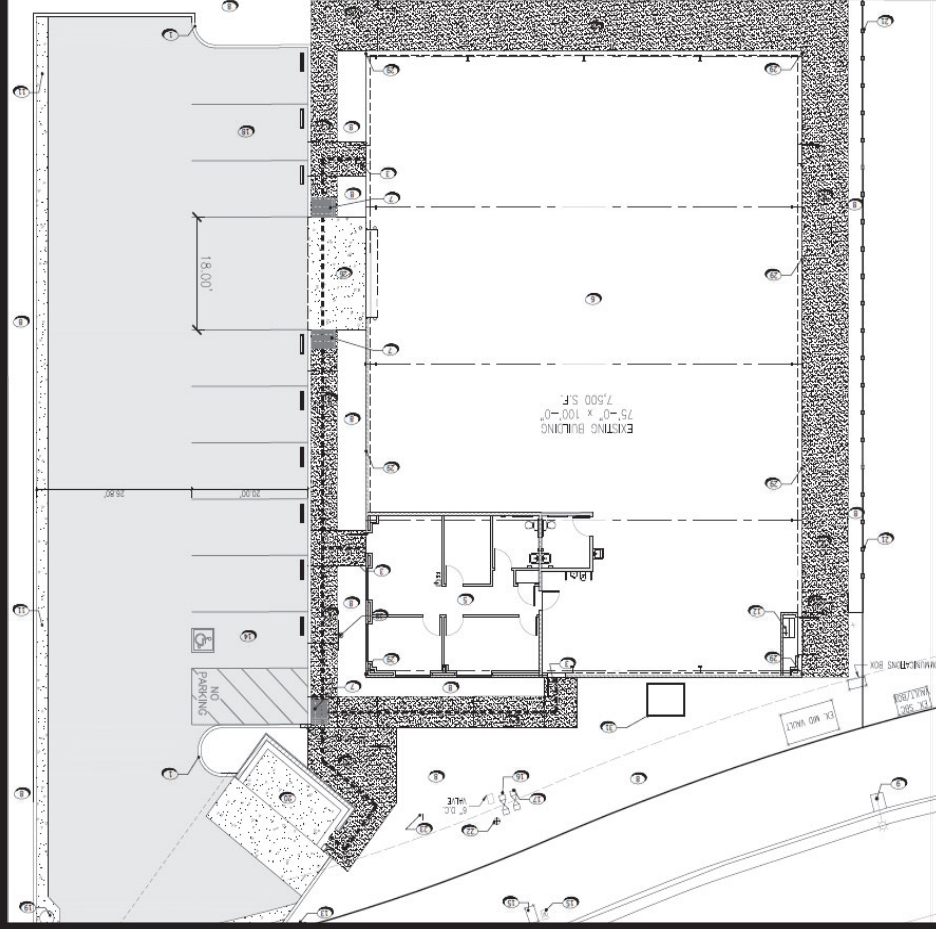


## Site Plan

7,500 square foot building

Entrance and Exit into site off  
Cessna Way

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

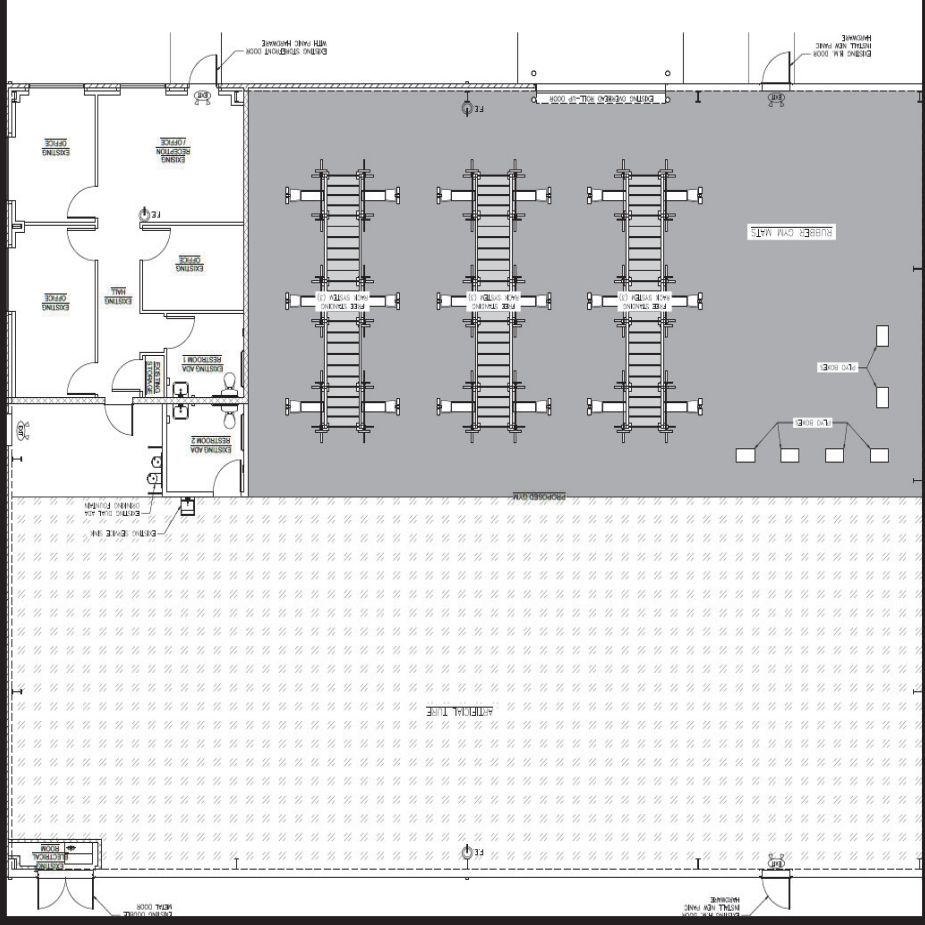


# Floor Plan

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

Fitness center is broken up into 2 sections

Top part is artificial turf, and bottom part is weight racks/machines on top of rubber gym mats



## Operation Details

- Fitness center to be permitted to be open from 8 AM – 8 PM daily but will operate on an appointment bases.
- Fitness center to be operated by SWAG, (Students With Aspiring Goals).
- This site will employ 3 staff members.
- 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.

## 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.

27. The Director of Development Services reserves the right to reconsider and potentially revoke the permit if deemed necessary if parking becomes an issue at this site.

## Planning Commission Action

- After the public hearing, the Planning Commission may Approve/Disapprove/Modify:

- Categorical Exemption (Environmental Review #25-0010)
- Conditional Use Permit #25-0002, subject to the 27 conditions found in the staff report