



The Foundry Hot Yoga and Fitness Studio CUP24-06

Planning Commission Hearing – September 26, 2024

Joseline Castaneda
Planner





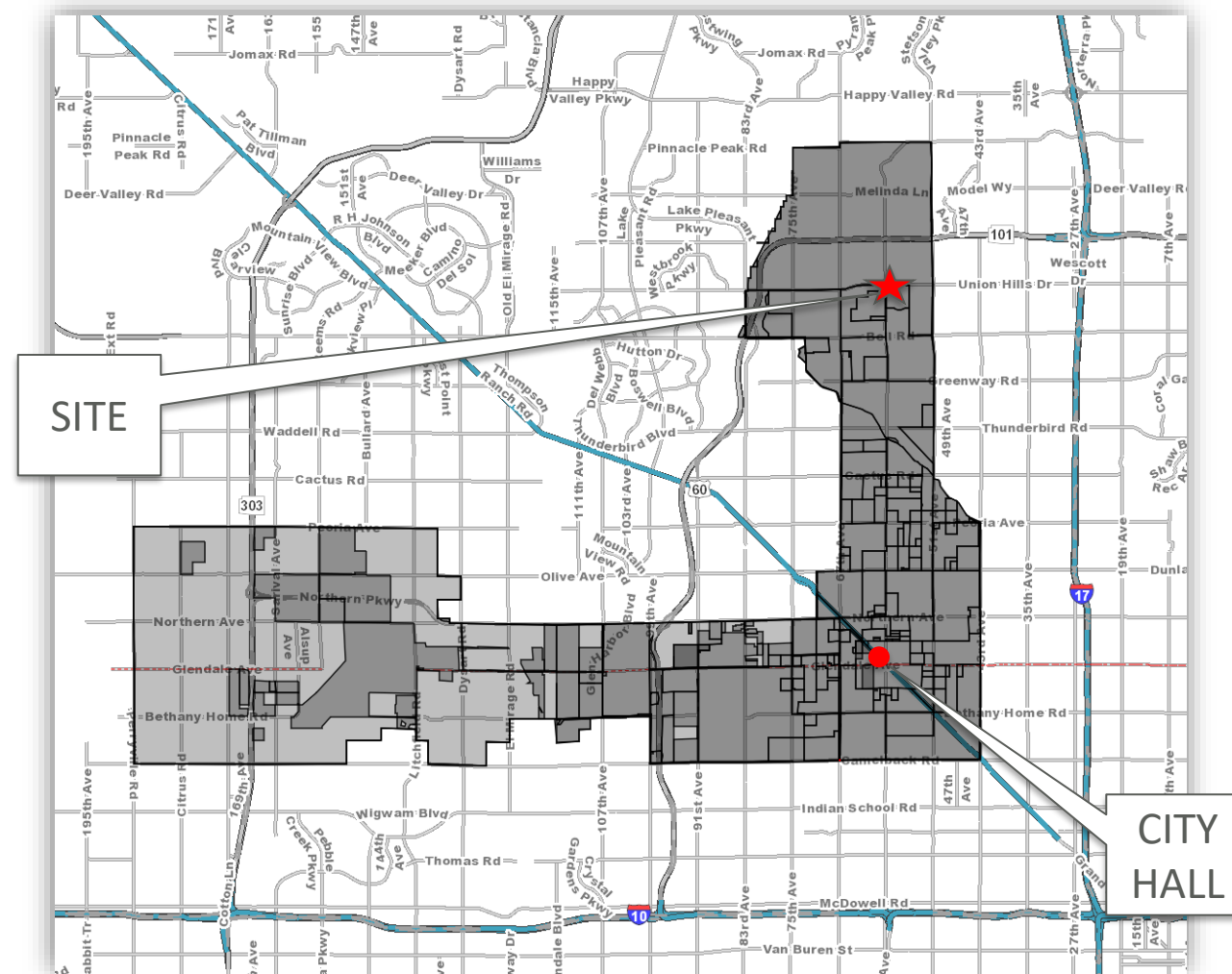
Request

Approval of a Conditional Use Permit to allow for a health and fitness center in the C-2 (General Commercial) zoning district.

Applicant/Owner: Julie Valenzuela / Yam Properties

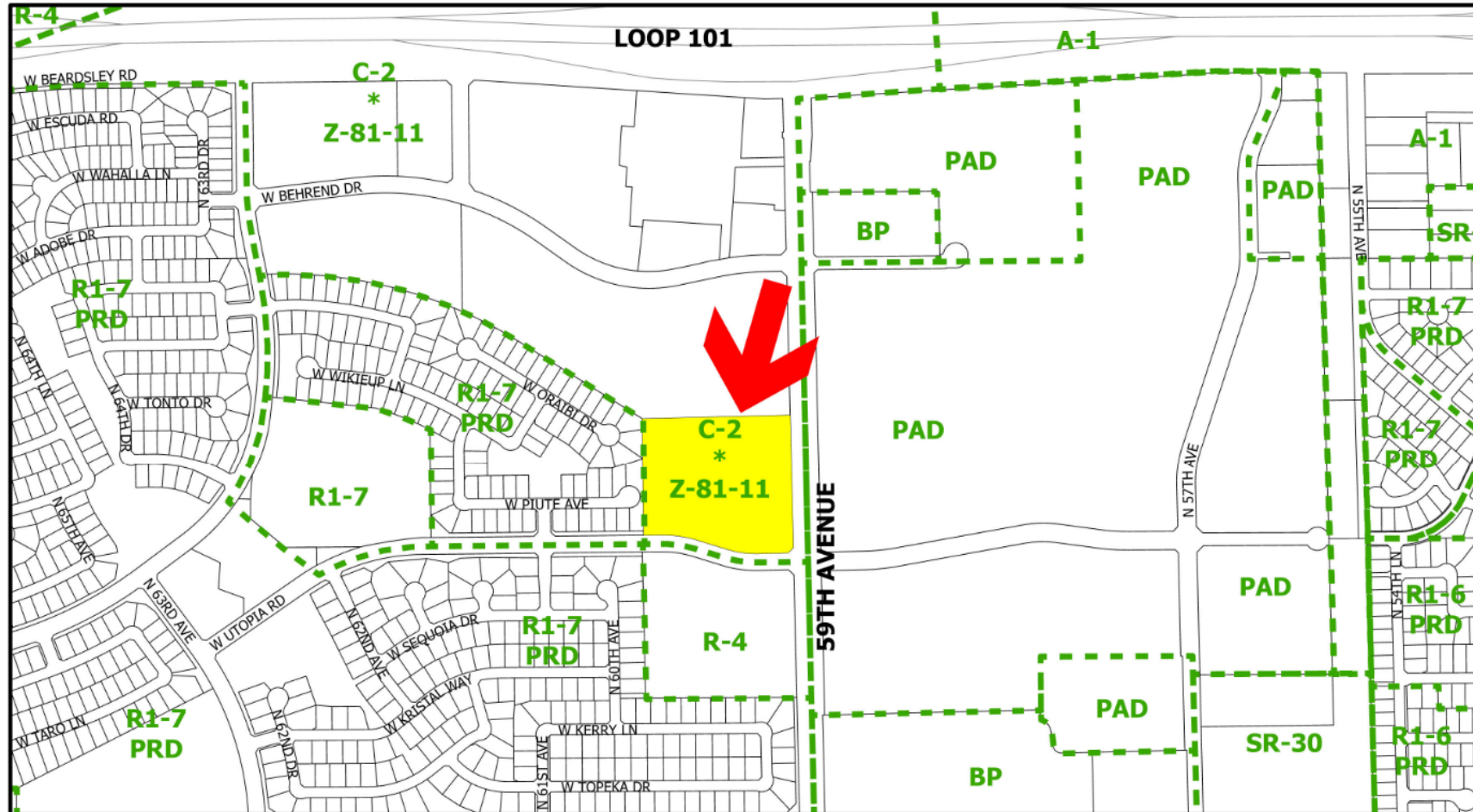
Vicinity Map

Located at the northwest corner of 59th Avenue and Utopia Road



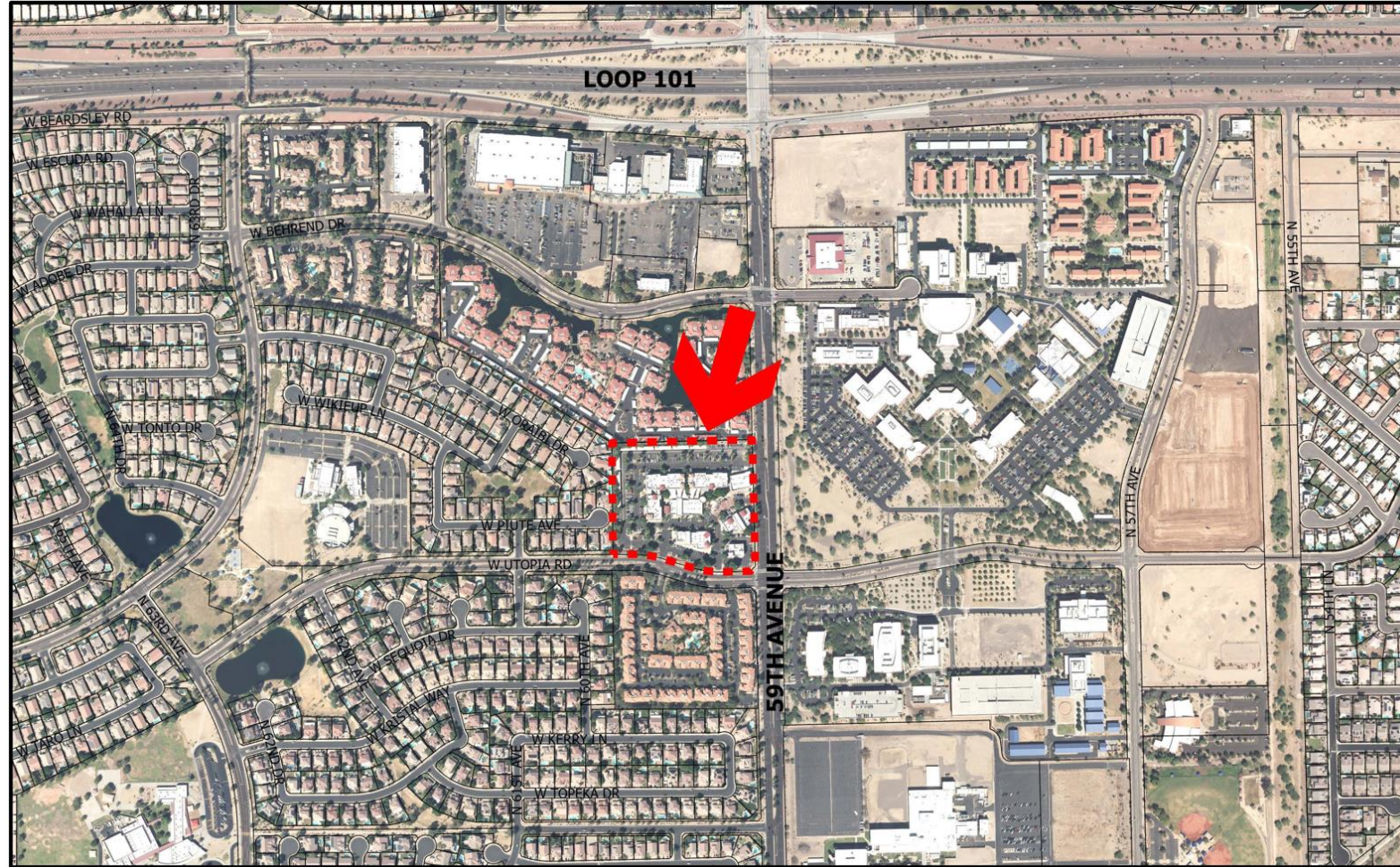


Zoning Map





Aerial Map



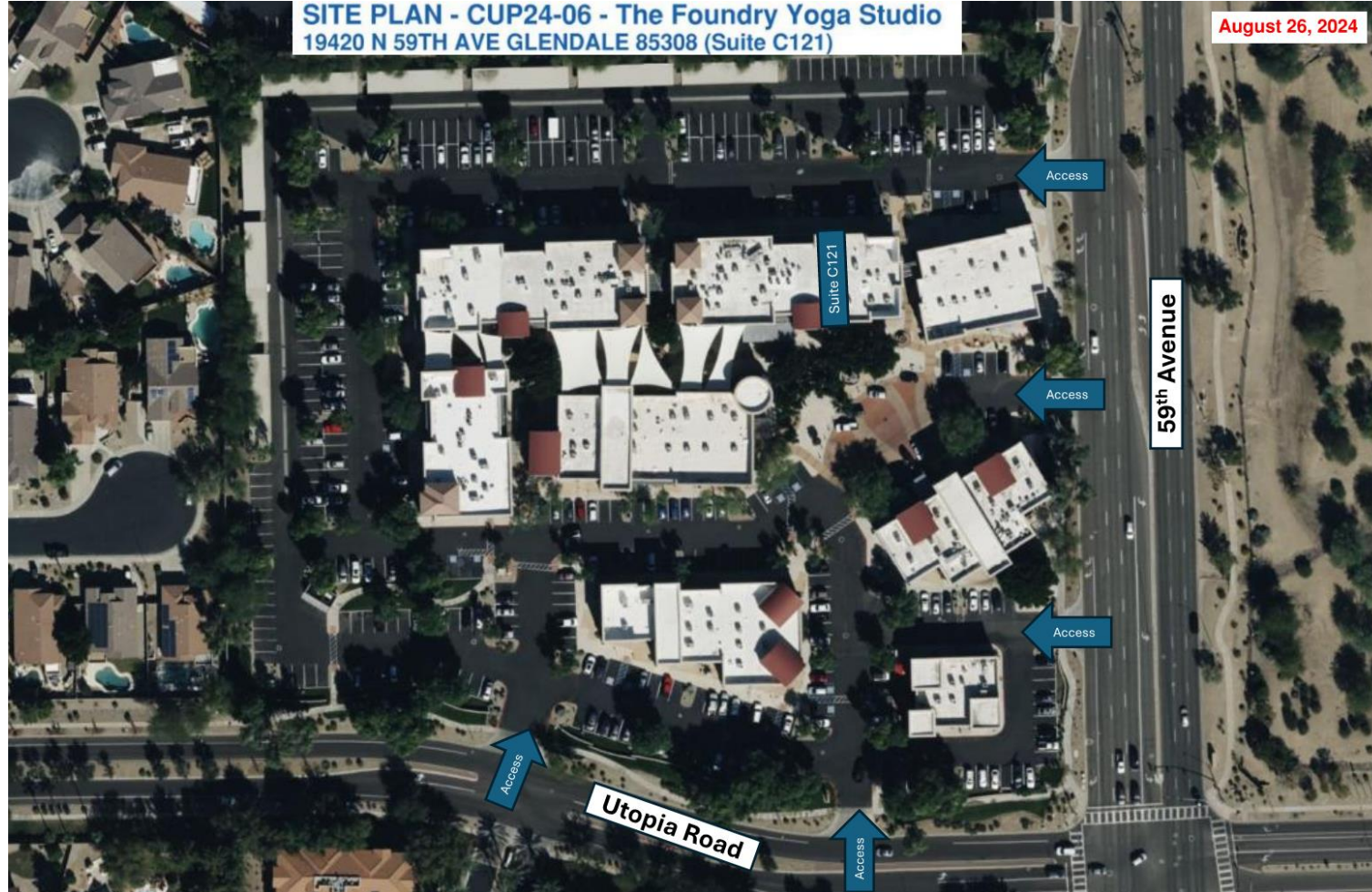


Project Details

- Suite C121 – Citadelle Center
- Parking agreement between all businesses
- 10-40 students
- Classes 45 – 90 minutes
- 5 access points
- Hours of Operation:
 - Monday to Friday - 5:30 a.m. to 7:30 p.m.
 - Saturday to Sunday from 7:30 a.m. to 12:30 p.m.



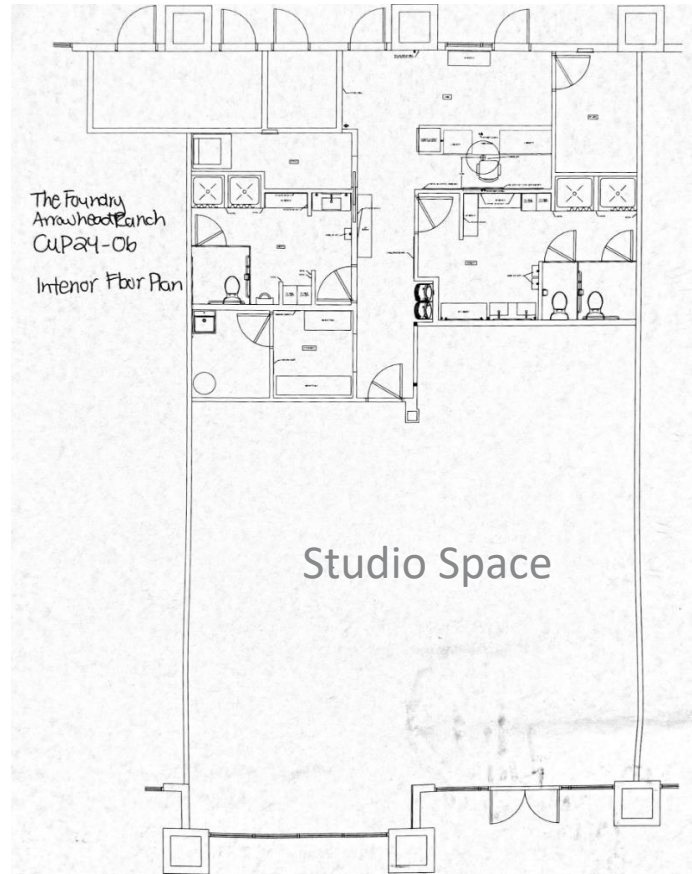
Conceptual Site Plan





Floor Plan

Parking Area



Shopping Center Courtyard



Public Involvement

Notification Letters: August 1, 2024

Mailing: August 30, 2024

Published: September 4, 2024

Site Posting: September 6, 2024

1 comment was received.



Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Planning Commission approval of CUP24-06 subject to the following stipulation:

Development shall be in substantial conformance with the site plan and the project narrative, date stamped August 26, 2024.



The Foundry Hot Yoga and Fitness Studio CUP24-06

Planning Commission Hearing – September 26, 2024

Joseline Castaneda
Planner

