



City of Sebastopol Planning Commission Staff Report

Meeting Date: November 12, 2024
Agenda Item: 6A
To: Planning Commission
From: John Jay, Associate Planner
Subject: Conditional Use Permit
Recommendation: Approval with conditions

Applicant/Owner: Zoe Anderson
File Number: 2024-050
Address: 6731 Sebastopol Ave
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

This is an application for a conditional use permit from Zoe Anderson on behalf of The Barn Fitness for a Conditional Use Permit at 6731 Sebastopol Ave. The Barn Fitness has requested to operate 6:15am-10am and 5:30pm-6:30pm Monday through Friday with morning individual training sessions Saturday and Sunday from 7:30am-11am.

Project Description:

The project proposal is for a health and wellness fitness gym to be located at 6731 Sebastopol Ave. The Barn Fitness will provide the following services

- **Personal Training:** Sessions focused on individualized fitness programs for clients, tailored to their specific needs and goals.
- **Group Fitness Classes:** These include yoga and strength and conditioning classes designed for small groups to foster community interaction and support.
- **Women's Hormonal Health and Postpartum Wellness:** As a certified women's health specialist, Zoe will offer personalized programs focusing on women's hormone health, training, and nutrition aligned with menstrual cycles, as well as postpartum recovery support.
- **Nutritional Coaching:** Coaches will work with clients on achieving optimal health through balanced nutrition, tailored to individual needs and wellness goals.
- **Holistic Wellness Programs:** Including mental health workshops, meditation sessions, and lifestyle coaching to enhance overall well-being.

Project Location and Surrounding Land Uses:

The project is located on the east side of Sebastopol in a commercial building with several suites at 6731 Sebastopol Avenue, which includes a mix of uses around it. To the North is the Barlow campus with a mix of restaurants, shops, and industrial uses. To the South are the newly constructed Barlow Townhomes. To the East is the Park Village mobile home park and

Tomodachi Park, and to the west is a mix of commercial buildings in Gravenstein Station and Elderberry Commons (formerly the Sebastopol Inn) which is being converted into permanent supportive housing apartments.

General Plan Consistency:

The project is consistent with the following General Plan policies;

- **Policy EV 1-5:** Ensure that adequate sites are available through appropriate land use practices to accommodate a diverse range of desired businesses, including professional, technical, industrial, retail, and service-oriented, in order to provide goods and services to the West County region and to provide skilled, high-paying jobs for local residents.
- **Policy EV 3-1:** Recognize and support the Downtown, Northern Gateway, and Southern Gateway as distinct, but connected, business districts.

Zoning Ordinance Consistency:

The project is located within the Downtown Core (CD) of Sebastopol where a variety of uses are allowed by permitted and use permit requirements. As the project is a gym or exercise facility the zoning code classifies these as exercise facilities and with that use requires a Conditional Use permit within this district per Table 17.25-1 Permitted and Conditionally Permitted Uses in the Commercial, Office, and Industrial Zones:

Use	CO	CG	CD	M	OLM	CM
Exercise facilities	CD	CD	C	C	P	C

Required Findings:

Section 17.415.030 of the Sebastopol Municipal Code states the following findings must be made for all conditional use permits:

- The proposed use is consistent with the General Plan and all applicable provisions of this title.*
- The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

Analysis:

As noted earlier in the report, the hours of operation are within the morning hours with some nighttime sessions. Also noted within the application materials the group classes will have an average of 10 people, and the space is allocated 14 parking spaces, which provides enough parking spaces for staff and the customers. After speaking with the applicant, they noted that the majority of the equipment within the gym will consist of free weights, stationary bikes, rowing machines, and a pull up bar stand which will be less noisy than traditional gyms. The applicant also mentioned that they will install sound dampening material to also help with noise.

Environmental Review:

The project is exempt from CEQA review as it classifies for a 15301(a) exemption “interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances” as the project proposed is to modify the interior of an existing facility to meet the new use of an exercise facility.

City Departmental Comments:

The Planning Department routed this application out to the various City departments and conditions are included within the attached exhibits.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

No public comments have been received as of the writing of this staff report.

Recommendation:

Staff believes the proposed use is compatible with the site, and recommends approval, subject to the following key conditions:

- Good neighbor policy to address any noise or other issues with nearby residential uses.

If it is the consensus of the Planning Commission that the proposed use is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A - Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, and any additional or modified conditions the Planning Commission determines is appropriate.

Attachments:

Exhibit A – Recommended Findings for Approval

Exhibit B – Recommended Conditions of Approval

Exhibit C – Standard Conditions of Approval tenant improvements

Application Materials

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Conditional Use Permit
6731 Sebastopol Ave
APN 004-063-035, File 2024-050

1. That the project is categorically exempt from the requirements of CEQA under Section 15301 Class 1 (a) existing facilities “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. In that the project is converting a pre-existing medical office space to an exercise facility/gym.
2. That the project is consistent with the provisions of the General Plan, in that the project adds an additional exercise facility within city limits and meets the following General Plan policies:
 - **Policy EV 1-5:** Ensure that adequate sites are available through appropriate land use practices to accommodate a diverse range of desired businesses, including professional, technical, industrial, retail, and service-oriented, in order to provide goods and services to the West County region and to provide skilled, high-paying jobs for local residents. In that the shopping center is allowed to provide formula businesses within the Sebastopol Municipal Code requirements and that it provides an additional larger scale exercise option.
 - **Policy EV 3-1:** Recognize and support the Downtown, Northern Gateway, and Southern Gateway as distinct, but connected, business districts. As the project adds a new business to the Southern Gateway of Sebastopol.
3. That, as conditioned, the project is consistent with the Zoning Ordinance, in that it requires a conditional use permit for an exercise facility within the Downtown Core district of Sebastopol.
4. As conditioned, the establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the project would improve the welfare and health of the community in offering access to exercise/health studio and exercise classes.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit
6731 Sebastopol Ave
APN 004-063-035, File 2024-050

1. Plans and elevations shall be in substantial conformance with application documents and plans prepared by Zoe Anderson on behalf of The Barn Fitness, and stamped received on October 7, 2024, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. All construction shall conform to the approved plans, unless the design is modified by the City for compliance with code requirements. The applicant shall obtain a Building Permit prior to the commencement of construction activities. Minor changes may be approved administratively by the Planning Director or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each relevant Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
3. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
4. The terms and conditions of this conditional use permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the permittee.
5. The applicant shall apply for a Business license with the City of Sebastopol before starting operation.
6. All training classes offered by The Barn Fitness shall not be allowed outside of the hours of 6am and 7pm Monday through Friday and 7am and 12pm Saturday and Sunday and shall provide 15 minute intervals between scheduled classes.
7. The applicant shall develop a good neighbor policy to address any noise or other issues with adjoining residential uses this policy shall include a contact for neighbors to report any of these concerns and shall be submitted as part of the building permit review for City staff.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

Conditional Use Permit
6731 Sebastopol Ave
APN 004-063-035, File 2024-050

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
5. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
6. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
7. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

9. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
10. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

Engineering and Public Works Department Standard Conditions of Approval:

11. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
12. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.

Fire Department. Standard Conditions of Approval:

13. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
14. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
15. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

16. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

17. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
18. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

- ☐ Staff/Admin ☐ Design Review/Tree Board ☒ Planning Commission ☐ City Council ☐ Other _____

APPLICATION FOR

Street Address: 6731 Sebastopol Avenue

Assessor's Parcel No(s): 004-063-035

Present Use of Property: Vacant

Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Rand Group LLC

Mailing Address: 251 San Ramon Way

Phone: 415-328-2338

City/State/ZIP: Novato/CA/94945

Email: RandGroup3@gmail.com

Signature: Pamela Rand-Barzakov

Date: 10/03/24

Authorized Agent/Applicant Name: Zoe Anderson

Mailing Address: 8595 Trenton Road

Phone: 415-246-3803

City/State/ZIP: Forestville/CA/95436

Email: zoe@thebarnfitnesscollective.com

Signature: Zoe Anderson

Date: 10/3/24

Contact Name (If different from above):

Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Application for Use Permit: No Change to Existing Building

Health and Wellness Studio

Group Fitness Classes

Yoga

Body Work

Health & Wellness Workshops

CITY USE ONLY

Fill out upon receipt:

Application Date: _____

Planning File #: _____

Received By: _____

Fee(s): \$ _____

Completeness Date: _____

Action:

Staff/Admin: _____

Planning Director: _____

Design Review/Tree Board: _____

Planning Commission: _____

City Council: _____

Action Date:

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>	3500		
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking	14 Spots		
Building Height			
Number of Stories	1		
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

☐ A general plan

☐ A specific plan

☐ An ordinance affecting building permits or grading permits

☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: Pamela Rand-Barzakov **Date:** 10/03/24

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: Zoe Anderson **Date:** 10/3/24

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a “good neighbor policy” to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☒ Yes ☐ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

We have informed neighbors of working hours and parking spots needed. We have exchanged contact information so we are reachable if the neighbors need anything. We are here to support our community and the businesses surrounding ours.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Conditional Use Permit Statement for The Barn Fitness Collective

6731 Sebastopol Avenue, Suite 110

Applicant: Zoe Anderson Co Owner, Urban Anderson Co Owner

To Whom It May Concern,

We are writing to request a Conditional Use Permit for the operation of The Barn Fitness Collective, a health and wellness studio located at 6731 Sebastopol Avenue, Suite 110. This facility will serve as a comprehensive space for fitness, wellness, and holistic health services, focusing on community engagement and promoting a healthy lifestyle.

Project Description

The Barn Fitness Collective will provide the following services:

1. **Personal Training:** Sessions focused on individualized fitness programs for clients, tailored to their specific needs and goals.
2. **Group Fitness Classes:** These include yoga and strength and conditioning classes designed for small groups to foster community interaction and support.
3. **Women's Hormonal Health and Postpartum Wellness:** As a certified women's health specialist, Zoe will offer personalized programs focusing on women's hormone health, training, and nutrition aligned with menstrual cycles, as well as postpartum recovery support.
4. **Nutritional Coaching:** Coaches will work with clients on achieving optimal health through balanced nutrition, tailored to individual needs and wellness goals.
5. **Holistic Wellness Programs:** Including mental health workshops, meditation sessions, and lifestyle coaching to enhance overall well-being.

Business Purpose and Community Benefit

The Barn Fitness Collective will serve as a resource for local residents seeking a holistic approach to health and wellness. Our studio is uniquely focused on fostering long-term well-being by offering comprehensive services tailored to the individual, whether they are recovering from injury, balancing hormonal health, or aiming to build strength and resilience. We believe in creating a welcoming environment for people of all ages and fitness levels. We are much more than a gym, we are a community.

Operating Hours

Our main class hours are from 6:15am-10am and 5:30-6:30pm Monday-Friday. Individual training sessions will be held from 10am-5:30pm Monday-Friday. Morning sessions will be held Saturday and Sunday from 7:30-11am.

Traffic, Parking, and Noise

The location at 6731 Sebastopol Avenue includes 14 designated parking spaces, which will sufficiently accommodate the needs of our clients and staff. **Our group classes have an average of 10 people.**

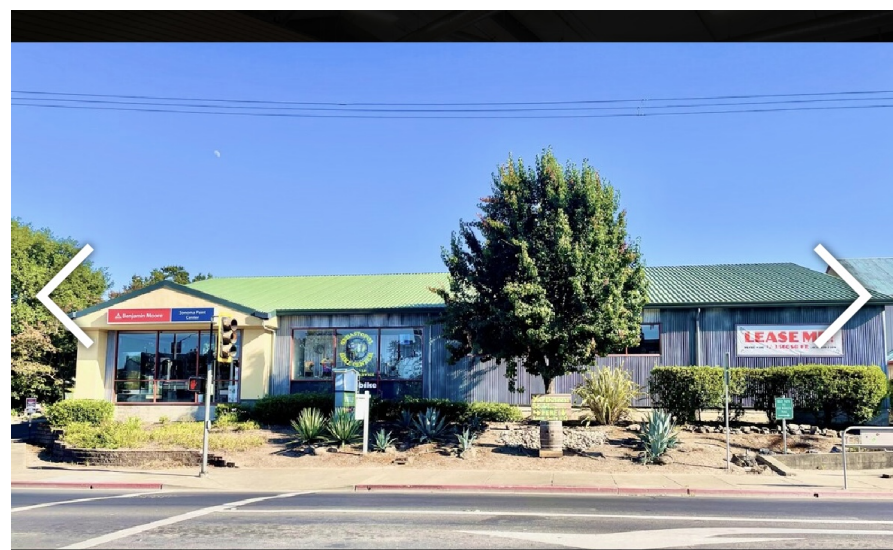
Given the appointment-based nature of the business, we expect low traffic volume and do not anticipate any disruption to surrounding businesses or neighbors. Noise reduction measures will be implemented in the design of the studio to minimize any impact on surrounding businesses.

Environmental and Economic Impact

The Barn Fitness Collective will contribute positively to the local economy by creating new job opportunities for trainers, wellness coaches, and administrative staff. Additionally, our services will bring clients from outside of the community who will in turn patron other local businesses. Our commitment to sustainability will be reflected in the use of eco-friendly materials and practices, such as low-energy equipment and waste reduction programs.

We are excited about the opportunity to enhance the health and wellness offerings in Sebastopol and to be an active part of the local business community. Thank you for considering our request for a Conditional Use Permit. We look forward to contributing to the vibrant, health-conscious culture of this city.

Sincerely,
Zoe Anderson
The Barn Fitness Collective
zoe@thebarnfitnesscollective.com



HIGHLIGHTS

- +/- 3,500 square feet available with a spacious open floor plan
- Zoned CD (Commercial Downtown): not just

Building Photo

Message



HIGHLIGHTS

- +/- 3,500 square feet available with a spacious open floor plan
- Zoned CD (Commercial Downtown): not just

Building Photo

Message



HIGHLIGHTS

- +/- 3,500 square feet available with a spacious open floor plan
- Zoned CD (Commercial Downtown): not just

Interior Photo

Message



3:45

13 of 23

LoopNet

PHOTOS MAP

6731 Sebastopol Ave

3,500 SF of Office/Retail Space Available in Sebastopol, CA 95472



HIGHLIGHTS

- +/- 3,500 square feet available with a spacious open floor plan
- Zoned CD (Commercial Downtown): not just

Interior Photo

Message

AA

loopnet.com

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Tabs icon