

May 31, 2013

**Exhibit B**

RE: Conditional Use Permit Request for 6668 Owens Drive, Pleasanton

Received June 3, 2013

Dear Planning Commission:

Crispim BJJ Barra Brothers, LLC is a Brazilian Jiu-Jitsu and Mixed Martial Art School. We have been doing business in Pleasanton for approximately 4 years at 7063 Commerce Circle, Unit G. Due to significant growth in our school, we would like to move to the property at 6668 Owens Drive in Pleasanton.

This property is a 2 story building that currently has one other tenant, who is also the building owner, Body Max. Body Max uses the second floor and the first floor is vacant. We would like to lease the entire first level. We will be the only tenants/business on the first floor and will not share any portion of the first floor, including the pool, locker rooms or any exercise room with Body Max or any other tenant current or future.

We have been advised by the City Planning Department that we will need a Conditional Use Permit because we are classified as Indoor Recreation.

Our proposed hours of operation will be from 6:00 a.m. until approximately 9:00 p.m. Monday through Friday, from 7 a.m. until 3 p.m. on Saturdays and from 8 a.m. until 1 p.m. on Sundays. We will offer a variety of classes in Martial Art Instruction and some fitness classes that will be staggered throughout the day. We provide Martial Art Instruction to children 4 years old and up, as well as adults. (Please see attached proposed schedule.)

Currently, we have a total of four employees. We employ a front desk person and three Instructors. At any given time, we will usually have 2 instructors on site. We limit our class sizes to between 13-20 people, depending on which class it is. Based on the number of employees and the manner in which we have set up our schedule to minimize the impact our business could have on traffic, we will not have any more than 13 students on site at any one given time during the city's peak hours of 4-6pm and for the mornings and evenings, no more than 40 students on site at a time.

Body Max, the owner of the building and 2<sup>nd</sup> floor occupant, has advised us that they have 0 instructors and 5 staff members. At any given time, they have between 3 and 5 staff on site and 3-5 patients per hour. The maximum number of people they will have on the 2<sup>nd</sup> floor during any one hour will be 6-10 people. They have a physical therapy business and their use is one staff member providing physical therapy to one patient at a time. (Please note that all of the exercise equipment shown in the pictures are property of BodyMax and will be removed prior to us taking occupancy of the space.)

Per Body Max, there are currently 64 full size parking spaces.

Body Max has informed us that they will be removing the indoor pool prior to our lease. The owner mentioned that she has been in contact with the County regarding the removal of this due to the fact that they apparently have jurisdiction over the indoor pool. Upon our occupancy of the first floor, the pool will be gone and the room will be used as an equipment/exercise room. During our AMPD FitCamp classes, we will have 5 pieces of equipment (3 spin bikes and 2 jammers) in the room and they will act as stations in a circuit fitness class. Each of the other 2 exercise rooms will have 2-3 pieces of equipment (squat racks and rowers) in them and will also be used as "stations" in the AMPD FitCamp classes. The AMPD FitCamp classes will have up to 15 people in the class and they will move through stations between these 3 rooms. The large center area (Martial Art Area) will have no equipment in it, but will be

covered with Martial Art Floor Mats. This is the main area where our Brazilian Jiu-Jitsu classes will be held. Each Brazilian Jiu-Jitsu class will have a maximum of 13 people in each kids class and a maximum of 20 students for each adult class. The additional Martial Arts room will be matted for Brazilian Jiu-Jitsu. This room will be used to warm-up the students (jumping jacks, push ups, etc.) during the first 10 minutes of class. After the warm-up, they will move onto the larger center Martial Art area for class. The heavy bag area will have 15 heavy bags for our Kickboxing, Kids MMA and MMA classes. Adult Kickboxing and MMA classes will be limited to a maximum of 15 students per class and Kids MMA classes will be limited to a maximum of 13 students per class. We will not be using the outdoor field.

We are not a typical gym. We are specifically class oriented, which means that our students will come for the class and then leave. We do not have open gym time so there is no reason for our students to come earlier than the class starts or leave later than when the class ends.

With regard to entrance and exit, all customers/students from both Body Max and our business will enter and exit through the main door. As drawn on the submitted floor plans, both the elevator and the staircase are on either side of the main front door. There is no reason for Body Max customers to travel through our exercise area. They will simply be entering and walking up the stairs or taking the elevator, both aside the entrance. The back stairwell will be used for emergency purposes only and there is another door right by that stairwell, again providing close entrance/exit.

As previously mentioned, we will not use the outdoor field. Per the owners, Body Max, the fencing and gates were installed prior to their purchasing the building and receiving all of their permits years ago (around 2003). Apparently the previous owner put the fencing and gates in and used it for employee parking and/or storage and Body Max never removed it. Body Max left the large gates in the fencing so that those parking spaces could continue to be used and they are still apparently big enough to have a car drive through the gate and park.

Thank you for your consideration in granting us a Conditional Use Permit for the subject property and please let us know if you need any additional information.

Best,

Alexander Crispim De Almeida

# CRISPIM BJJ BARRA BROTHERS

7063 Commerce Circle, Unit G

Pleasanton, CA 94588

925-468-0330

www.CrispimBJJ.com



"Um Estilo De Vida!"

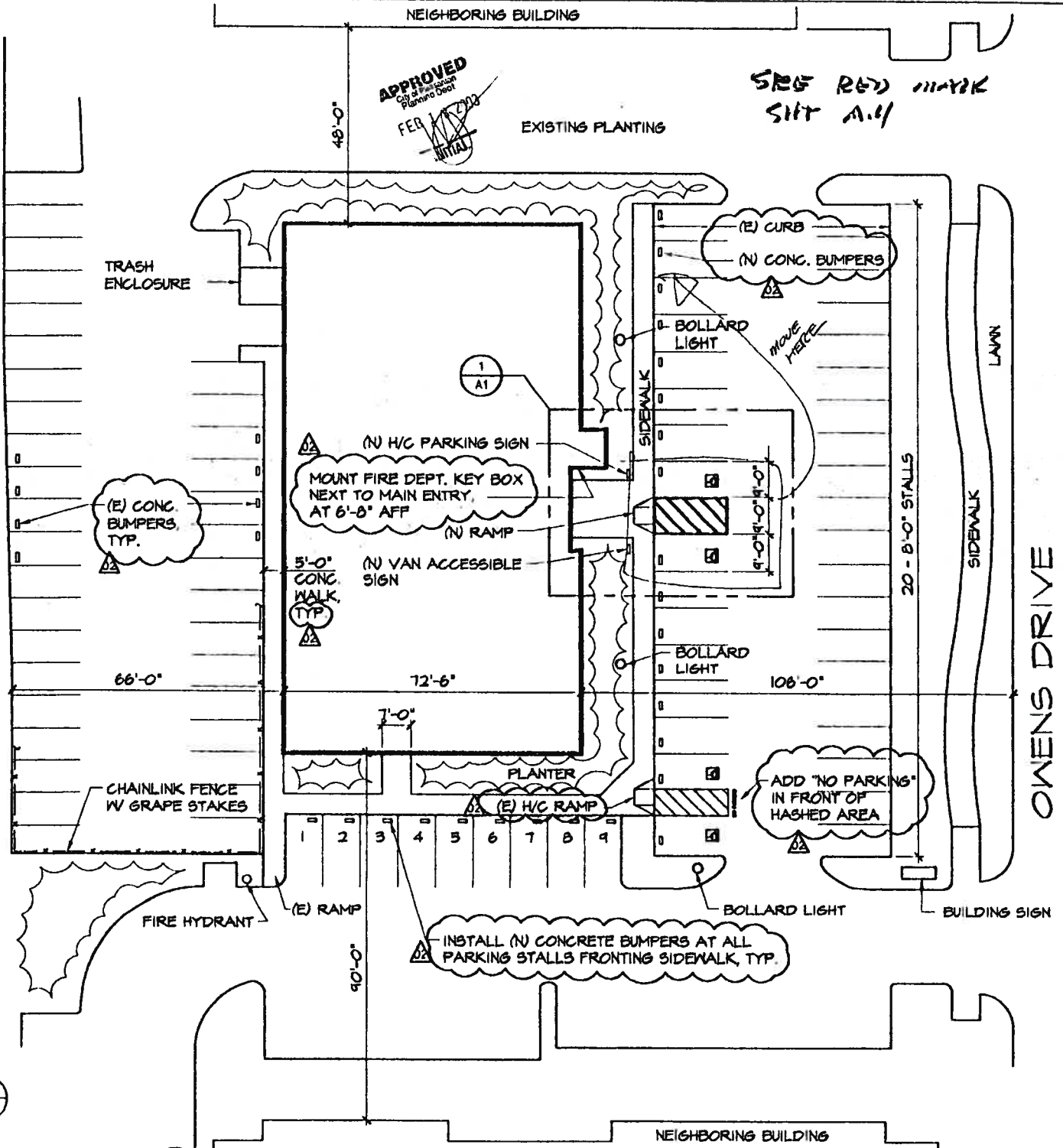
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
6:00-7:00	BJJ- All Levels	AMPD FitCamp	BJJ- All Levels	AMPD FitCamp	BJJ- All Levels	AMPD FitCamp	Fundamental BJJ
9:00-10:00	Strength & Conditioning	Boxing	Strength & Conditioning	Boxing	Open Sparring	Kickboxing	Advanced BJJ
10:15-11:15	MMA Training	Boxing for MMA	MMA Training	Boxing for MMA		Kids BJJ (5-9)	
10:00-10:45						Kids BJJ (10-14)	
11:00-12:00	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	
12:00-1:00	Kickboxing	Kickboxing	Kickboxing	Kickboxing	Kickboxing	Advanced BJJ	
12:15-1:15	Advanced BJJ	Advanced BJJ	Advanced BJJ	Advanced BJJ	Advanced BJJ		
2:00-2:30	Kids BJJ (ages 3-4)		Kids BJJ (ages 3-4)				
3:45-4:30	Kids BJJ (ages 5-9)	Kids MMA (5-9)	Kids BJJ (ages 5-9)	Kids MMA (5-9)	Kids BJJ (ages 5-9)		
6:15-7:00	Kids BJJ (10-14)	Kids MMA (10-14)	Kids BJJ (10-14)	Kids MMA (10-14)	Kids BJJ (10-14)		
6:30-7:30	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Wrestling/No-Gi		
7:00-7:50	Kickboxing	AMPD FitCamp	Kickboxing	AMPD FitCamp	Kickboxing		
7:30-8:30	Advanced-Isolation BJJ	Advanced BJJ	Advanced BJJ	Advanced-Isolation BJJ	BJJ		
8:00-8:50	Kickboxing	Kickboxing	Kickboxing	Kickboxing	Kickboxing		
8:30-9:00	Open Mat	Open Mat	Open Mat				

# BODY MAX PHYSICAL THERAPY

6668 OWENS DRIVE, PLEASANTON, CA

SEE  
ADDIT

## SITE PLAN



All work shall comply with the latest addition of the UBC, UPC, UMC, and NEC as adopted and amended by the State of California in Title 24 CCR and its jurisdiction.

SCALE: 1"=20'-0"

NOTE: THERE ARE 20 TOTAL PARKING SPACES ON SITE. PER TABLE 116-B, 4 ACCESSIBLE SPACES ARE REQUIRED. 2 EXIST AND 2 ARE ADDED

No proposed construction. These plans already reflect work that was done in 2003 by owners of building. Total Square Footage of 1st floor is 9670.

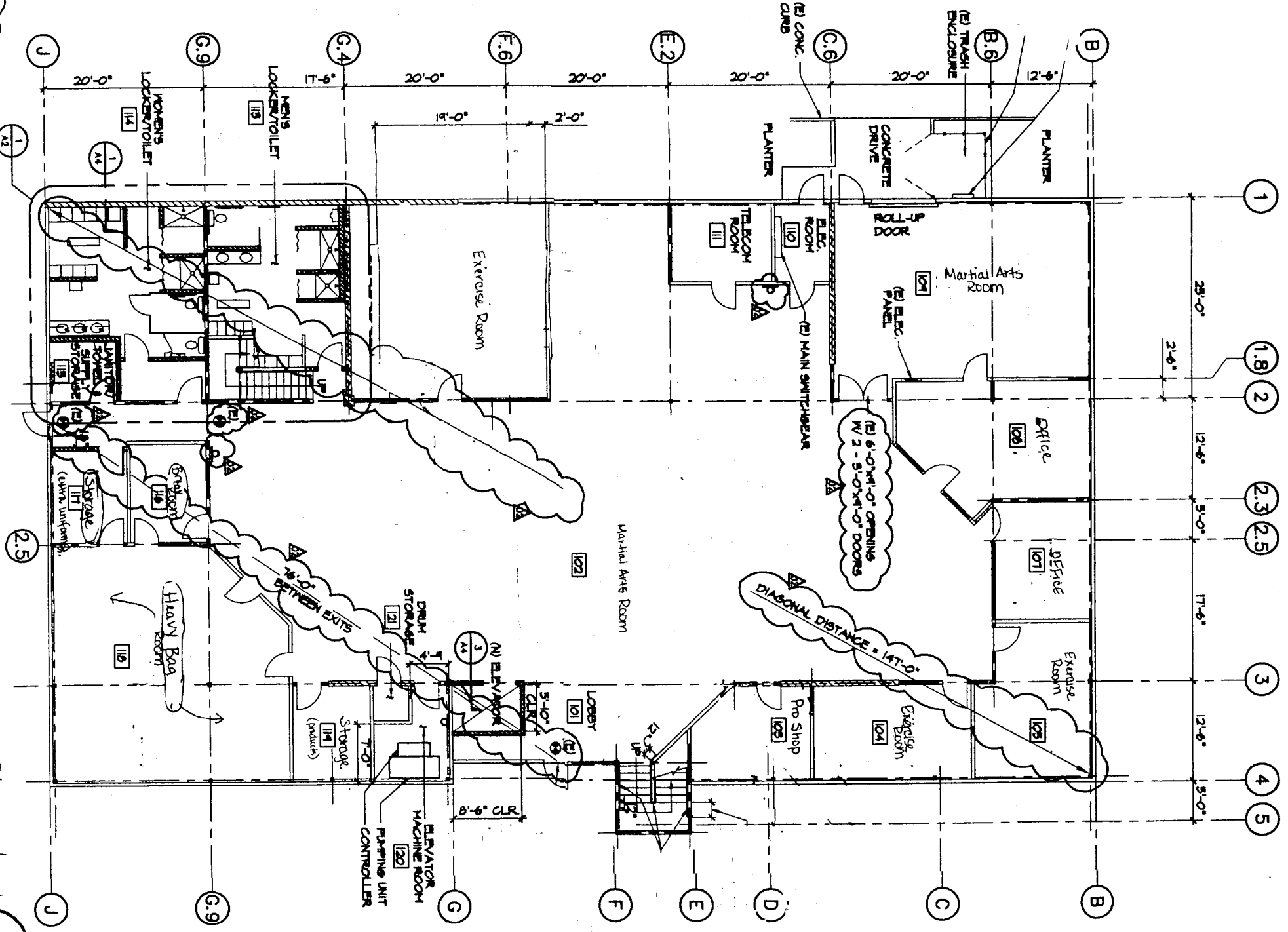
- LEGEND**
- (E) WALLS
  - (E) SHEAR WALLS
  - (N) WALLS
  - 2A-10B/C FIRE EXTINGUISHER
  - ⊕ FLOURESCENT EXIT SIGN
  - ⊕ W/ ARROW

- NOTES**
1. THE SERIES 1000 REHAB POOL IS A ONE-PIECE FIBERGLASS REINFORCED THERMOPLASTIC POOL, FINISHED AND INSTALLED BY HYDROWORKS INTERNATIONAL, 146 FILLING HILL ROAD, MIDDLETON, PA (800) 758-6899. POOL IS TOTALLY SELF CONTAINED AND IS PARTIALLY INGRADED IN A CONCRETE MECHANICAL PIT 12'-0" WIDE x 14'-0" LONG x 5'-0" DEEP. MECHANICAL CONCRETE PIT HOUSES PUMP MOTOR, FILTER HEATER AND SUPPLY PIT.
  2. THE ELEVATOR WILL BE PROVIDED BY THE NATIONAL ELEVATOR COMPANY, 2189 SHEEN DRIVE, PLEASANTON, CA (925) 865-0200 AND WILL BE A 2000 LB CAPACITY HYBRID 1.5 SPEED ELEVATOR.
  3. REBAR FOR THE CONCRETE PART LOAD BEARING EXIT DOORS SHALL BE OBTAINABLE FROM THE INSIDE.
  4. ELEVATOR CAB SIZE IS 5'1" DEEP x 80" WIDE PER SEC. 9008.4.7.

**FIRST FLOOR PLAN**

\* We are interested in using 1st floor only \*

All this was already completed in 2003.



Rev	Date
02	12/21/02
A2	AS NOTED

**BODY MAX REMODEL  
OWENS DRIVE, PLEASANTON  
FIRST & SECOND FLOOR PLANS**

ISSUE	DESCRIPTION	DATE
02	RESUBMIT PER PLAN CHECK COMMENTS	1-22-03
01	ISSUED FOR BUILDING PERMIT	12-31-02

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Architects Construction Management Project Management

