



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: April 13, 2016

ITEM NO: 2
DESK ITEM

PREPARED BY: Erin M. Walters, Associate Planner
ewalters@losgatosca.gov

APPLICATION NO.: Conditional Use Permit U-16-002

LOCATION: **663 Blossom Hill Road, Suite 200** (at the northwest corner of Blossom Hill Road and Los Gatos Boulevard)

APPLICANT/
CONTACT PERSON: LGC Barre LLC, Shadin Saah and Stacy Barrett

PROPERTY OWNER: Linda L. Lester c/o Lester Investment

APPLICATION SUMMARY: Requesting approval for a new fitness studio (Bar Method Studio) with group classes on property zoned CH:PD. APN 529-65-028.

DEEMED COMPLETE: March 11, 2016
FINAL DATE TO TAKE ACTION: September 11, 2016

EXHIBITS: 1-7. Previously received with April 13, 2016 Staff Report

Received with this Desk Item Report:
8. Comments received from 11:01 a.m. on April 8, 2016 to 11:00 a.m. on April 13, 2016

REMARKS:

The attached public comment (Exhibit 8) was received after distribution of the staff report.

A handwritten signature in black ink, appearing to read "Erin Walters", written over a horizontal line.

Prepared by:
Erin Walters
Associate Planner

A handwritten signature in blue ink, appearing to read "Joel Paulson", written over a horizontal line.

Approved by:
Joel Paulson, AICP
Community Development Director

JP:EW:sr

Erin M. Walters

From: Maria Ristow <ristows@comcast.net>
Sent: Tuesday, April 12, 2016 2:19 PM
To: Planning; Erin M. Walters
Subject: Planning Commission meeting 4/13, consent item CUP application U-16-002

RECEIVED
U-16-002
APR 13 2016
PLANNING DIVISION

Regarding:

663 Blossom Hill Road, Suite 200. Conditional Use Permit Application U-16-002. Requesting approval for a new fitness studio (Barre Method Studio) with group classes on property zoned CH:PD. APN 529-65-028. PROPERTY OWNER: Linda L. Lester c/o Lester Investment. APPLICANT: LGC Barre LLC, Shadin Saah and Stacy Barrett. PROJECT PLANNER: Erin Walters.

This latest application for a fitness studio, Barre Method Studio, should make everyone pause and consider the assumptions made with this and each similar application.

Planning Commissioners,

I have one concern with the Barre Method CUP application at Lester Square.

Parking for a gym or fitness studio is set at one space for every 3 class participants, plus space for staff. In this case, the classes are expected to hold 24 students, so there are 8 parking spaces for members required. Do we really expect 2 of 3 people in each workout class to walk, bike, carpool or take the bus to this gym???? It would be great, but the parking issues created by Yoga Source and Orange Theory indicate otherwise. This parking occurs in clusters, as all the students for a given class arrive within minutes of each other, sometimes clogging up with those leaving the last class.

While the parking rules permit this ratio of students to parking, neighbors can tell you where the impact then falls, with excess cars landing on residential streets or in nearby businesses.

I am not opposed to this fitness studio. It appears to be a desirable addition to the development, according to the neighbors, and it might truly be used by residents immediately in the neighborhood. But it turns out most people in this town drive to their indoor workout.

It would be ideal if ALL fitness studios, gyms, cycle rooms, etc. would push their members to a just tiny bit higher level of fitness and extend the exercise outside the walls of the gym! Gym managers should point out to their members that driving might not be the best way to get there. All gyms should have generous and convenient bike parking, and encourage their membership to use active transport. I expect these studios to take responsibility for reminding members of nearby parking restrictions. Members should know that 2 of 3 people in each class do NOT have parking on site. I encourage residents to join a studio that is close enough to home or job that one can get there without a car. Fitness studios, of ALL uses, should not be clogging our streets with traffic and parked cars.

Please put SOME conditions on this application to encourage alternatives to driving, and make bike racks a requirement at the location. The only other reasonable option is to deny these uses.

Thank you,

EXHIBIT 8

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Maria Ristow
Los Gatos Community Alliance