

Planning Commission Staff Report

June 26, 2013
Item 5.b.

SUBJECT: P13-0998

APPLICANT: Crispim BJJ Barra Brothers, LLC

PROPERTY OWNER: Craig and Dana Amack

PURPOSE: Application for a Conditional Use Permit to operate a martial arts studio in an existing building located at 6668 Owens Drive.

GENERAL PLAN: Business Park

ZONING: PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District

LOCATION: 6668 Owens Drive

EXHIBITS:

- A. Draft Conditions of Approval
- B. Written Narrative, Class Schedule, Floor Plan and Site Plan
- C. Location and Notification Map

BACKGROUND

Crispim BJJ Barra Brothers is requesting approval of a conditional use permit to allow a martial arts studio in an existing building located at 6668 Owens Drive. The subject site is located within the Pleasanton Park Planned Unit Development (PUD-80-14 and 82-1). Crispim BJJ Barra Brothers currently operates a smaller martial arts studio located at 7063 Commerce Circle, Unit G for the last four years.

The subject property is zoned PUD-I/C-O and the Planned Unit Development allows an indoor recreation-sports facility to operate with approval of a Conditional Use Permit. Martial arts studios are considered analogous to indoor recreation-sports facilities. Therefore, the applicant has applied for a conditional use permit.

SITE DESCRIPTION

The proposed martial arts studio will be located on the first floor of an existing two-story, 18,683 square foot, building. The following aerial photo shows the location of the existing building and the surrounding area.

Figure 1: Vicinity Map



The second floor is currently occupied by Body Max which operates a physical therapy business for up to 5 clients at a time. Both Body Max and the martial arts studio will share the existing parking lot which contains 64 parking spaces. Two driveways on Owens Drive provide access to the site.

An artificial turf area was constructed in the rear parking area prior to obtaining the required permits from the City. Staff has informed the property owners that the field either needs to be removed or an application needs to be submitted requesting that it be retained. The field will not be used by Crispim BJJ Barra Brothers.

PROJECT DESCRIPTION

Crispim BJJ Barra Brothers proposes to occupy the entire first floor of the existing building which is approximately 9,670 square feet in size. The martial arts studio will include offices, a large martial arts room, heavy bag room, restrooms, pro-shop and small exercise rooms (for smaller and one on one classes).

The main entrance to the building will be shared by clients of Body Max and students of the martial arts studio. Stairs leading up to the second floor space are located adjacent to the entrance lobby. No exterior modifications are proposed.

Crispim BJJ Barra Brothers proposes to operate between 6:00 am to 9:00 pm, Monday through Friday, from 7:00 am to 3:00 pm on Saturdays and from 8:00 am to 1:00 pm on Sundays. The martial arts studio will offer martial arts training and fitness classes to students ages 4 years and up. The classes offered will be staggered throughout the

day. Please refer to the class schedule, included in Exhibit B, for a list of all classes offered by the studio.

The studio will employ a maximum of 4 employees. Class sizes are based on the type of class offered and are limited to between 13 to 20 people and the maximum number of students in the facility at one time will be 40. No open gym time will be provided on the site; all students located at the facility will be enrolled in or watching a class (parents may stay to watch their child participate in a class).

ANALYSIS

Conditional uses are uses, that by their nature, require individual review to ensure that impacts associated with their use will be minimal. Conditional use permits may be subject to appropriate conditions of ensure that any potential adverse impacts associated with the use will be mitigated. The following is staff's analysis of the proposed use and its impacts, if any.

Land Use

The Land Use Element of the General Plan designates the subject property as "Business Park." The subject site is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) and the PUD development plan for Pleasanton Park specifies permitted and conditionally permitted uses for this site. The PUD development plan allows a martial arts studio (indoor recreation-sports facility) to operate with approval of a Conditional Use Permit.

One of the primary concerns in reviewing a conditional use permit application is the effect of the proposed use on surrounding uses. Uses within the Pleasanton Park development include a variety of offices, a dance school, an acupuncturist and a tutoring center. A large shopping center which includes Home Depot, In-N-Out, BevMo and other retail establishments is also located in close proximity to the subject site. Staff believes that the proposed use is similar in nature to the existing uses in Pleasanton Park as well as the surrounding area, and therefore is compatible with the existing uses in Pleasanton Park and the surrounding area.

Parking

There are 64 available parking spaces on the subject site. The existing building is 18,683 square feet in size. Based on the subject building's floor area and the number of spaces provided on the site, the parking ratio of the subject site is one space for every 290 spaces provided on the site. With the tenant space of approximately 9,670 square feet in floor area, the recreational facility would theoretically be allocated 33 parking spaces. However, there are no assigned parking spaces in this development.

The applicant has indicated that there will be no more than 40 students at the facility at one time and no more than four employees. Section 18.88.030.E.2 of the Pleasanton Municipal Code requires uses of this nature to provide one parking space for each two students age 16 and older and one parking space per employee. If all 40 students attending the two classes offered at one time are over the age of 16, a total of 24 parking spaces would be required by the Code (20 spaces for the students and 4 spaces for the employees) and the 33 “allocated” parking spaces would meet this demand.

Staff notes that the Pleasanton Municipal Code parking requirements do not address parking demands during the drop-off/pick-up times, which would be the most impacted time from a parking standpoint. Staff believes there would be adequate parking available to meet this demand because most classes have at least a 15 minute interval between classes and classes are staggered throughout the day to reduce the possibility of overlap between arriving and departing students.

Body Max has indicated to staff that they have no more than 5 clients at a time and no more than 5 employees on site at one time. Therefore, staff believes that 10 parking spaces are sufficient to meet the needs of the existing use on the site.

Staff has observed the parking lot at several different times during the day. No more than 5 cars were observed on the site at any time. Therefore, staff believes that there is adequate parking available on site to support the proposed use in addition to the existing physical therapy use. However, should parking problems, occur, staff has included a condition of approval which allows the Director of Community development to refer the use permit back to the Planning Commission for possible mitigation measures.

Traffic

The proposed project has been reviewed by the City Traffic Engineer. The Traffic Engineer has determined that a Traffic Impact Fee will not be required to be paid for the proposed martial arts studio because the total number of students on the site will be limited to no more than 13 people during the hours of 4:00 pm – 6:00 pm. Conditions of approval (Numbers 4 and 5) have been included which prohibit classes from starting between 4:00 pm – 6:00 pm and restrict the total number of students to no more than 13 during these hours.

Noise

The Pleasanton Municipal Code states that a proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to “promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful instructions.” Noise would be generated from yelling by students and instructors and music inside the facility. To help ensure that noise is contained indoors, Condition of Approval No. 2 has been included

which requires doors and windows to remain closed during business hours. Additionally, the proposed use will occupy the entire first floor of the building and the building is located approximately 40 feet away from the buildings adjacent to this property. Therefore, as proposed and conditioned, staff does not believe that noise from the facility will be disruptive to the adjacent businesses.

Signage

No signage is proposed for Crispim BJJ Barra Brothers. If the applicant wishes to add signage, the proposed signage would be required to adhere to the Pleasanton Park sign regulations.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.

Objectives of the zoning ordinance include: fostering a harmonious, convenient, workable relationship among land uses; protecting existing land use from inharmonious influences and harmful intrusions; and insuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, staff feels the proposed facility would be consistent with these objectives. The proposed use is an exercise facility and the City has allowed similar uses to be located in office and commercial areas.

The subject business is proposed in Pleasanton Park which is zoned Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) which permits a variety of office, industrial and commercial uses. Staff believes the proposed use, as conditioned, will be in accordance with the purposes of the zoning district by providing a service to the residents of Pleasanton as well as the surrounding businesses. The proposed conditions of approval for the project give the City the appropriate controls to ensure that the use does not have any negative impacts on the surrounding businesses and properties. The use permit for Crispim BJJ Barra Brothers is, in staff's opinion, in accordance with the objectives of the zoning district. Therefore, staff believes that this finding may be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Staff believes that the use, as conditioned, would not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The existing site has adequate parking to support the proposed use and existing use. The applicant would be required to receive all Building and Safety Division permits for any tenant improvements. All instruction will take place within the building and as conditioned, doors and windows will be required to be closed during business hours. Thus, staff does not believe that the proposed use would be disruptive to other businesses in the same building or vicinity. Therefore, staff believes this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

Staff finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and the approved PUD development. As with any Conditional Use Permit, the use permit may be reviewed and potentially modified if the conditions are not met. Therefore, the proposed use will comply with the provisions of the Zoning Ordinance. Staff believes this finding can be made with the proposed conditions of approval.

PUBLIC NOTICE

Notice regarding the proposed application and related public hearing were mailed to the surrounding property owners within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*. At the time this staff report was printed, staff has received one comment from a neighboring business in support of the proposed project.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that the required use permit findings for the project can be met if the project is approved as conditioned. Conditions of approval have been included which will ensure that the safety and general welfare of the surrounding area is maintained. Staff is of the opinion that the proposed martial arts studio would provide a service to the community and that the proposed location is appropriate.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P13-0998 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve P13-0998 subject to the conditions listed in Exhibit A,

Staff Planner: Erica Fraser, 925.931.5621, efraser@cityofpleasantonca.gov

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P13-0998, Crispim BJJ Barra Brothers, LLC
6668 Owens Drive
June 26, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. City review and approval is required prior to any changes in the hours of operation, number of classes offered, number of patrons or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received June 3, 2013" on file with the Planning Division, are desired. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. The exterior doors of Crispim BJJ Barra Brothers shall remain closed, but unlocked, when not being used for ingress/egress purposes.
3. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Pleasanton Municipal Code for a grand opening.
4. No classes shall begin between the hours of 4:00 pm – 6:00 pm. Any future requests which include classes which start between these hours shall require review by the Director of Community Development and the Traffic Engineer and may require the payment of a Traffic Impact Fee as determined by the City's Traffic Engineer.
5. There shall be no more than 40 students on site during the hours of 6:00 am – 9:00 pm except that during the hours of 4:00 pm – 6:00 pm there shall be no more than 13 students on site.
6. The applicant shall direct parents to park within a parking space when picking up or dropping off children.
7. Within 180 days from the date of occupancy, the applicant shall have the existing parking lot restriped with parking stalls that meet the requirements of Section 18.88.040, Standards, of the Municipal Code.
8. All activities shall take place inside of the building.

STANDARD CONDITIONS

Community Development Department

9. The applicant shall pay an all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
10. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning Division

11. The proposed use shall be in substantial conformance to Exhibit B, dated "Received June 3, 2013" on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operation may be allowed subject to the approval of the Director of Community Development.
12. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
13. Crispim BJJ Barra Brothers shall maintain the area surrounding the building in a clean and orderly manner at all times.
14. This approval does not include approval of any signage for Crispim BJJ Barra Brothers. If signs are desired, Crispim BJJ Barra Brothers shall submit a sign proposal to the City for review and approval prior to sign installation.
15. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
16. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant suite.
17. This conditional use permit approval will lapse one (1) year from the effective date of approval unless Crispim BJJ Barra Brothers receives a business license for this address.

CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

18. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
19. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
20. Prior to occupancy, the applicant shall contact the Building Division and Fire Marshal to ensure that the proposed use of the subject building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

{end}

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 2nd 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 2nd 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

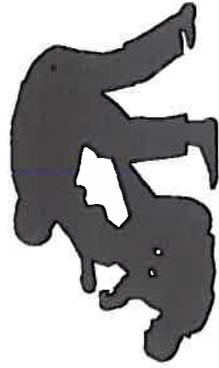
CRISPIM BJJ BARRA BROTHERS

7063 Commerce Circle, Unit G

Pleasanton, CA 94588

925-468-0330

www.CrispimBjj.com



"Um Estilo De Vida!"

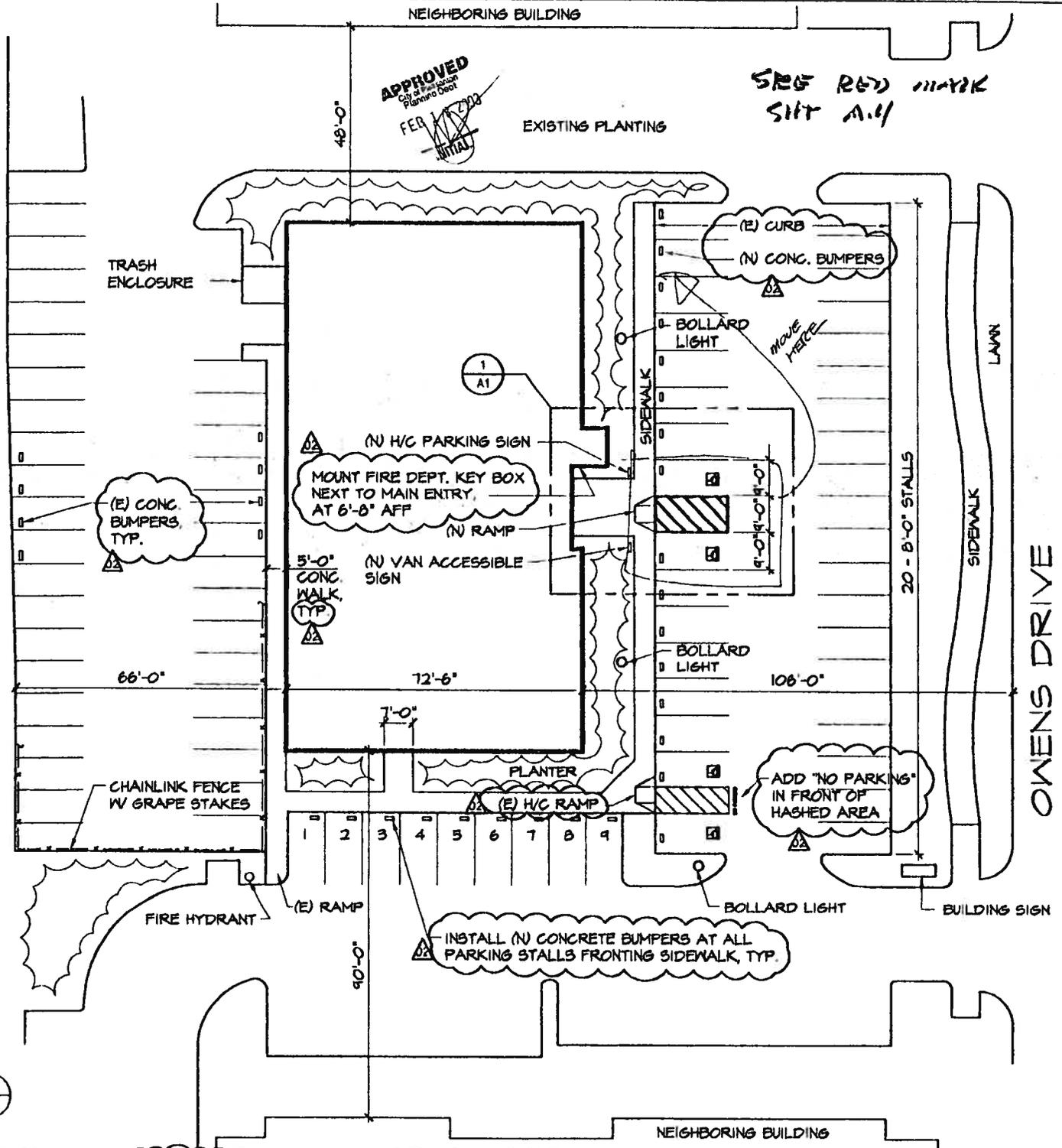
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
6:00-7:00	BJJ- All Levels	AMPD FitCamp	BJJ- All Levels	AMPD FitCamp	BJJ- All Levels		
9:00-10:00	Strength & Conditioning	Boxing	Strength & Conditioning	Boxing	Open Sparring	AMPD FitCamp	Fundamental BJJ
10:15-11:15	MMA Training	Boxing for MMA	MMA Training	Boxing for MMA		Kickboxing	Advanced BJJ
10:00-10:45						Kids BJJ (5-9)	
11:00-12:00	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Fundamental BJJ	Kids BJJ (10-14)	
12:00-1:00	Kickboxing	Kickboxing	Kickboxing	Kickboxing	Kickboxing	Fundamental BJJ	
12:15-1:15	Advanced BJJ	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			
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 80 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.

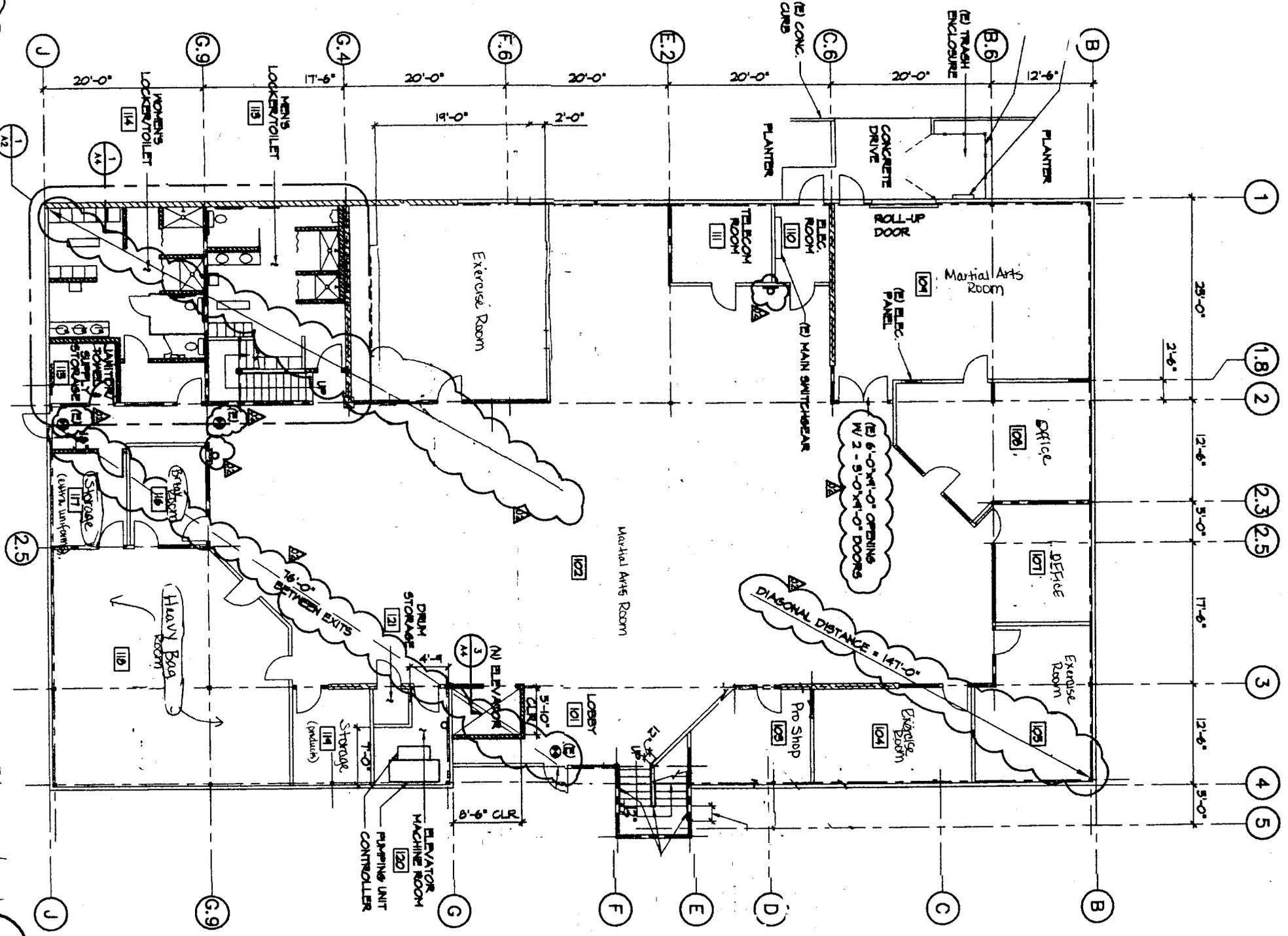
- LEGEND**
- (R) WALLS
 - (S) SHEAR WALLS
 - (N) WALLS
 - 2A-10B/C FIRE EXTINGUISHER
 - FLUORESCENT EXIT SIGN
 - W/ ARROW

- NOTES**
- 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 SUMP PIT.
 - 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.
 - REAR DOOR OF THE EXERCISE ROOM WAS SERVED BY EXIT DOOR. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - 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

Robert Burke Associates, AIA
415 Oakvale Court
Walnut Creek, CA 94596
(925) 833-6644

Robert Burke Associates, AIA
415 Oakvale Court
Walnut Creek, CA 94596
(925) 833-6644

Architects Construction Management Project Management



P13-0998, Crispim BJJ

City of Pleasanton

GIS

Department

6668 Owens Drive

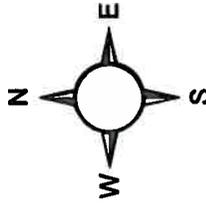
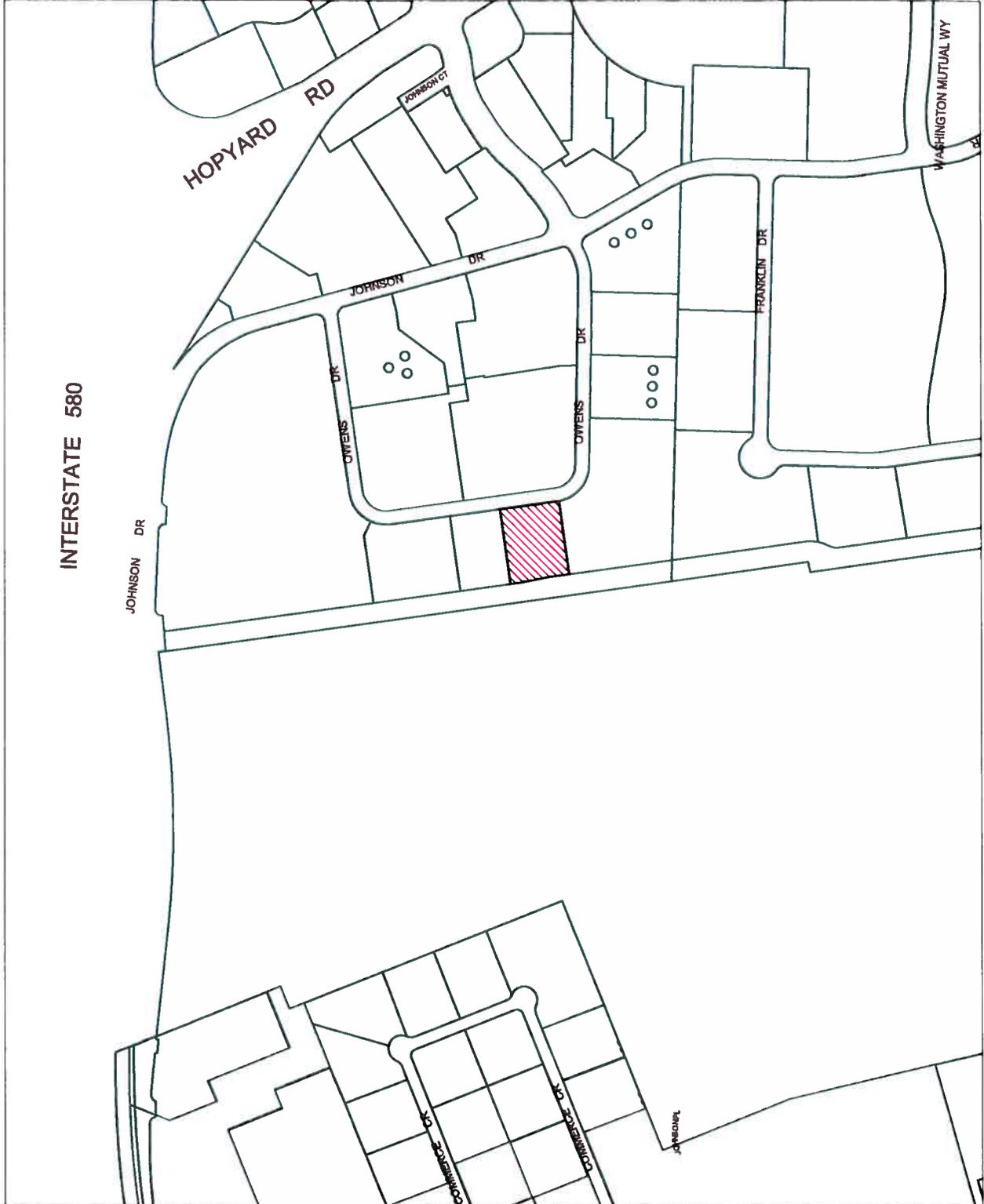


EXHIBIT C

Printed 6/19/2013



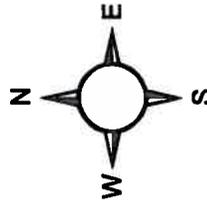
P13-0998, Crispim BJJ Barra

City of Pleasanton

GIS

Department

6668 Owens Drive



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