Lauren Barr, Zoning Administrator

Zoning Administrator
Agenda

San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road

September 17, 2026
6:00 PM
Special Meeting

Agenda Questions: Contact Planning Services at (925) 973-2560

Zoning Administrator Public Hearing Guidelines

At any item designated as a Public Hearing, any audience member may request to speak; the Zoning Administrator will recognize you during the proceedings and set a time limit based on how many people wish to comment and the time available.

The procedure for the hearing is to have staff make a presentation, the applicant presents the proposal and then the persons for and against the item may speak. Finally, the applicant has time for rebuttal. The hearing is then closed and brought to the Zoning Administrator action. There is no further comment permitted from the audience unless invited by the Zoning Administrator.

Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item no additional notification will be provided unless there is a change in the meeting date, time or location.

If the applicant or his/her representative fails to attend the Public Hearing concerning his/her application, the Zoning Administrator may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

If you challenge in Court any zoning or planning actions taken by the Zoning Administrator, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Zoning Administrator at or prior to the public hearing.

Decisions of the Zoning Administrator may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk’s office.

1. Call To Order/Roll Call

2. Additions and Revisions

3. Consent Calendar

3.1 Approval of Meeting Minutes: Zoning Administrator Regular Meeting – August 21, 2025

4. Public Hearing – New Items

4.1 Club Studio Project (DPA 2026-0001, MUP 2026-0002, MX 2026-0001 & AR 2026-0002) located at 3207 Crow Canyon Pl

Recommendation: Open the public hearing, take public testimony, close the public hearing, and adopt Zoning Administrator Order No. 03-26 approving the proposed Project applications subject to the recommended Conditions of Approval

CEQA: The proposed project is classified as a Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the Guidelines for the California Environmental Quality Act of 1970, as amended.

Staff Report by: Lucas Haase, Assistant Planner

5. Adjournment

This agenda is posted in accordance with Government Code Section 54954.2(a). For disability related accommodations, please contact the City Clerk's Office at least 48 hours in advance of the meeting at 925-973-2539, or cityclerk@sanramon.ca.gov.

Public Comment

Members of the public may provide comments in person during the meeting. If you wish to speak, please complete a request to speak card available in the back of the meeting room and submit it to staff before the public comment period begins.

Written comments may be submitted by email to cityclerk@sanramon.ca.gov, indicating "Public Comment" and the corresponding "Agenda Item #" in the subject line. Written comments received up to two hours before the meeting will be provided to the Zoning Administrator and posted online in advance of the meeting at https://sanramonca.portal.civicclerk.com under the meeting date. Comments received after the cutoff will be provided to the Zoning Administrator the following day and posted online as noted above. Written comments will not be read aloud.

Attendee Conduct

There will be zero tolerance for any person addressing the Zoning Administrator making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

a. No profanity or obscenity
b. Refrain from personal threats or attacks.
c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
d. Respect all people that are present.

At the discretion of the Zoning Administrator, a speaker may forfeit speaking time for any of the following reasons:

a. Exceeding the allotted time to speak;
b. Yelling, screaming, or other behavior that renders the Zoning Administrator unable to continue the meeting;
c. Excessive profanity or slander;
d. Specific threats or "fighting words" that incite violence; or
e. Speech that is outside the subject matter jurisdiction of the Zoning Administrator or the specific agenda item in which you are speaking.

While the City of San Ramon upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.

ZONING ADMINISTRATOR
SPECIAL MEETING
August 21, 2025
Draft Meeting Minutes

1. CALL TO ORDER

The regular meeting of the Zoning Administrator, City of San Ramon, was called to order by Zoning Administrator Lauren Barr at 3:00 p.m., Thursday, August 21, 2025, in the Council Chamber at 7000 Bollinger Canyon Road, San Ramon.

Present: Lauren Barr, Acting Community Development Director;

Staff: Lucas Haase, Assistant Planner; Analisa Mirzad, Associate Planner; Ryan Driscoll, Associate Planner; Deb Fehr, Senior Traffic Engineer; Amy Sekhon, Administrative Coordinator

2. ADDITIONS AND REVISIONS

-None-

3. CONSENT ITEMS

Item 3.1 - Minutes from the September 14, 2024 Special Meeting. Approved as amended.

4. PUBLIC HEARINGS – NEW ITEMS

Item 4.1 – AT&T Switching Facility Modifications
Staff Report by: Lucas Haase, Assistant Planner

Lucas Haase, Assistant Planner, provided a presentation for the subject application.

The Applicant answered clarifying question, and clarified that the Applicant and Owner of the project is AT&T.

Deb Fehr, Senior Traffic Engineer, provided information regarding traffic studies and parking requirements.

Lauren Barr, Zoning Administrator, opened the Public Hearing at 3:13p.m.

Written Public Comment from Scott Armanini, Andrea Moreira, Brian Ito, Mitra Kaseebhotla, Doris Yip, Maria Melo, Mythli Vasudevan, Bipin Chaudari, Supal Patel, Helena Gold, Vicky Hu, Manvir Hans, Rohini Borse, Priti Babbra, and Kuldip Naik.

Jeff Borowitz, Andrea Moreira, Marcelo Moreira, and Maria Melo spoke on the item.

The Applicant provided a response to public comment received.

Jeff Borowitz and Doris Yip spoke on the item.

Mr. Barr closed the Public Hearing at 3:30p.m.

Zoning Administrator Lauren Barr adopted ZA Order No. 08-25 as amended at the dais.

Mr. Barr then opened Public Comment for items not on the agenda. There being no public comment, or late communication, Public Comment was closed.

5. ADJOURNMENT TO A DULY NOTICED PUBLIC HEARING

The meeting was adjourned at 3:36 PM.

Zoning Administrator Staff Report Item No. 4.1.

Date:	**September 17, 2026**
Project:	**Club Studio Project (DPA 2026-0001, MUP 2026-0002, MX 2026-0001 & AR 2026-0002) located at 3207 Crow Canyon Pl.**
Project Planner:	**Lucas Haase, Assistant Planner**
Recommended Action:	**Open the Public Hearing; Take Public Testimony; Close the Public Hearing. If appropriate, adopt ZA Order No. 03-26 approving the proposed Project applications.**

Introduction:

Request

The Applicant is requesting approval of a Development Plan Amendment (DPA 2026-0001) application, Minor Use Permit (MUP 2026-0002) application, Minor Exception (MX 2026-0001), and Architectural Review (AR 2026-0002) application to convert an existing 33,808 sq. ft. one-story retail tenant space into a new Fitness/Health Facility land use. Additionally, the proposed Project includes 1) interior tenant improvements within the existing building footprint, with no building expansion or increase in square footage, 2) exterior improvements to modernize and enhance the building frontage and patio area, and 3) an approximate 1.63% parking reduction due to a 17 space parking deficit.

Location

3207 Crow Canyon Pl. (See Attachment A for Vicinity Map)
(APN: 213-010-057)

Applicant/Property Owner

Federal Realty Investment TR
860 S Sepulveda Blvd. Suite 105
El Segundo, CA 90245

General Information:

General Plan Land Use Designation
The subject property has a Retail Shopping General Plan land use designation.

Zoning District
The subject property is zoned Community Commercial (CC).

Site Description
The subject site is located at 3207 Crow Canyon Pl. and is an existing approximate 33,808 sq. ft. tenant space located within the Crow Canyon Commons Shopping Center located at the crossroads of Crow Canyon Rd., Crow Canyon Pl., and Camino Ramon.

Environmental Review/California Environmental Quality Act (CEQA) Status
The proposed project is classified as Categorical Exemption pursuant to Section 15301 (Class 1 - Existing Facilities) of the Guidelines for California Environmental Quality Act of 1970, as amended because the proposed Project involves the operation and minor alterations for interior and exterior tenant improvements to an existing private structure, will operate within an existing developed commercial shopping center, results in no expansion of the former use because the proposed use occupies the existing 33, 808 sq. ft. building footprint of the prior retail operations, the subject site has adequate public utility services and is not within an environmentally sensitive area, and the proposed Project will not add additional floor area to the existing private structure on-site. Additionally, based on the Applicant's technical analysis, the proposed Project involves a change of use within an existing building and will result in a net reduction in vehicle trips compared to the existing entitled commercial uses. Accordingly, the proposed Project will not result in an increase in Vehicle Miles Traveled (VMT) and will not result in a significant transportation impact related to VMT. Therefore, the proposed project qualifies for classification in the Class 1 – Existing Facilities exemption and is exempt from CEQA review.

Public Outreach/Notification
On August 4, 2026, a notice of the Zoning Administrator's intent to approve of the Project applications, was mailed to property owners within 300 feet of the subject property, which complies with the standards set forth in Government Code Section 65091 (a)(4) and Sections D6-23, D6-24, D6-28; and D7-24 of the Municipal Code of the City of San Ramon. The notice was also posted on the City's Official Meetings and Notices webpage. During the public notice period, the Planning Services Division received one (1) written public comment letter requesting a public hearing (Attachment D).

On September 4, 2026, a notice of this Public Hearing, was mailed to property owners within 300 feet of the subject property, which complies with the standards set forth in Government Code Section 65091 (a)(4) and Sections D6-23, D6-24, D6-28; and D7-24 of the Municipal Code of the City of San Ramon. The notice was also posted on the City's Official Meetings and Notice webpage.

Background/Analysis:

Background
On May 18, 2026, the Applicant submitted a Development Plan Amendment (DPA 2026-0001) application, a Minor Use Permit (MUP 2026-0002) application, a Minor Exception (MX 2026-0001) application, and an Architectural Review (AR 2026-0002) application requesting approval to convert an existing one-story retail tenant space into a new 33,808 sq. ft. Fitness/Health Facility land use located at 3207 Crow Canyon Pl. within the Crow Canyon Commons Shopping Center.

On June 15, 2026, the subject applications were deemed complete by the Planning Services Division Staff.

On June 22, 2026, the Applicant submitted a Vehicle Miles Travelled (VMT) Screening Statement to Planning Services Staff.

On July 21, 2026, the Applicant submitted updated Project Plans to Planning Services Staff.

On August 11, 2026, during the required public notice period, the City received a written public comment which included a request for a public hearing. (Attachment F).

On August 21, the Applicant submitted an updated Project Description to Planning Services Staff.

Proposed Project
The proposed Project would convert the vacant retail tenant space to a Fitness/Health Facility land use. The proposed use would provide indoor fitness, exercise, training, and wellness related services and amenities within the existing building. The facility would include areas for group fitness and individual training, general gym use, and fitness activities such as yoga, boxing, cycling, and reformer-based exercise. Ancillary amenities and services would include a juice bar, recovery room, locker rooms, open fitness areas, and a med spa. The Project also requests a 1.63% parking reduction due to a 17 parking space deficit. The Project plans identify 1,029 existing parking spaces throughout the shared Crow Canyon Commons Center where 1,046 are required based on the approved Development Plan Application DP 3003-83 by Contra Costa County in 1983.

The Project also consists of interior tenant improvements within the existing 33,808 sq. ft. building footprint, with no building expansion or increase in square footage. The proposed tenant space occupies the previously split tenant spaces of Big 5 Sporting Goods (11,318 sq. ft.) and Rite Aid (22,490 sq. ft.).

Additionally, exterior improvements are proposed to modernize and enhance the building frontage. These improvements would include an updated building façade, an expanded

patio with bench seating, and landscaping. The Project would also include improvements to the existing trash enclosure at the rear of the building. (Figure 1 and Figure 2)

The applicant proposes to operate the facility 24 hours per day, seven days per week, and maintain a minimum of two employees on-site at all times. The applicant also proposes security cameras throughout the facility, including the reception area, with all emergency exits alarmed and monitored.

Figure 1: Proposed Elevations

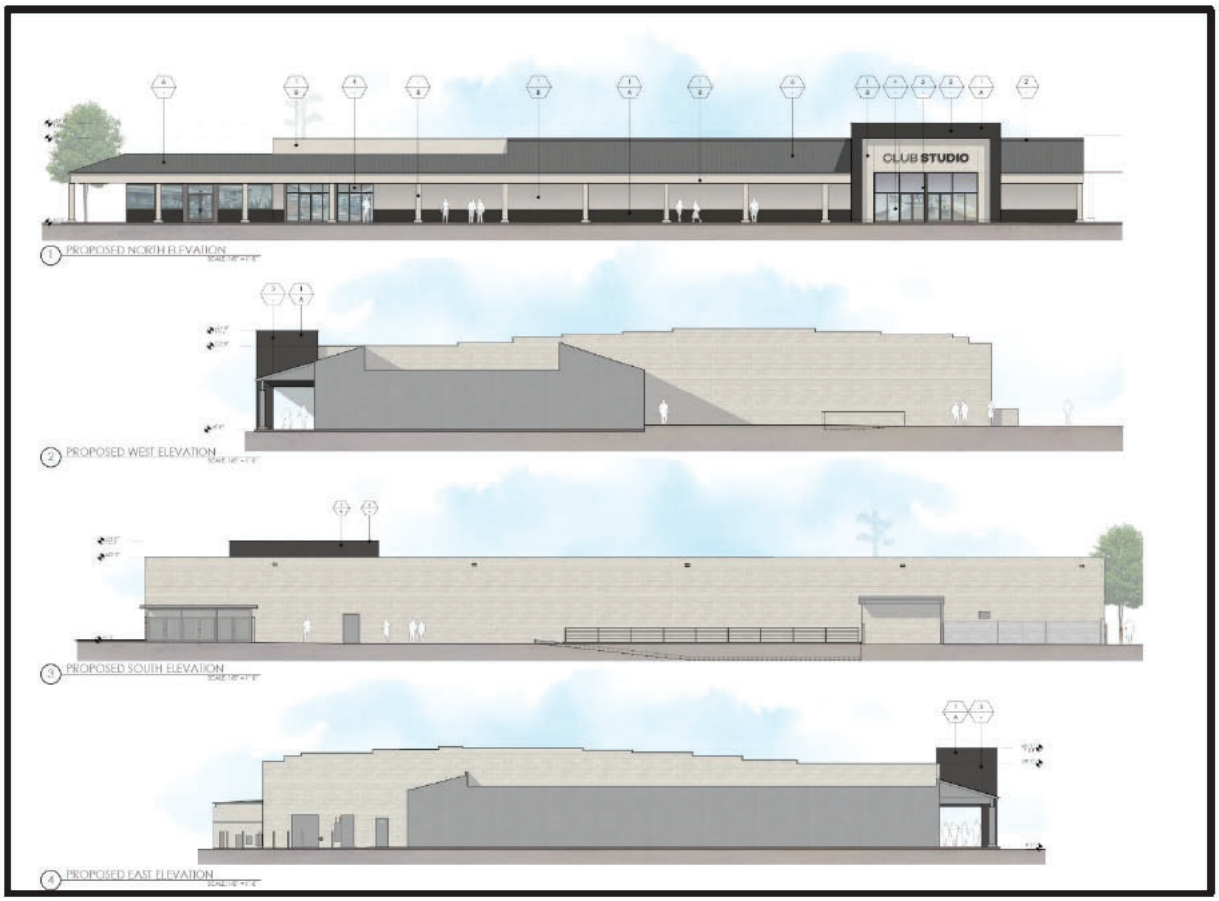


Figure 2: Proposed Façade Rendering



Land Use

The proposed operation is classified as a Fitness/Health Facility land use in the City Zoning Ordinance. Zoning Ordinance Table 2-8 requires approval of the proposed Minor Use Permit application for a Fitness/Health Facility land use in the Community Commercial (CC) zoning district. Staff has included Conditions of Approval in Draft Zoning Administrator Order No. 03-26 (Attachment B) requiring conformance with the Applicant's Project Statement and Project Plans (Attachment C). Any future modifications to the proposed operation is required to be reviewed and approved by the City.

Architectural Review

The proposed exterior façade, patio, and landscape modifications have been designed to integrate with and complement the established architectural character of the Crow Canyon Commons shopping center. The proposed improvements are compatible with the existing building design, materials, colors, and site landscaping, and are not anticipated to detract from the overall visual character of the shopping center.

The proposed façade modifications will incorporate materials and architectural elements that are consistent with the existing development, while the patio and landscape improvements will be integrated into the existing site design to provide a cohesive transition between the building and surrounding pedestrian and landscape areas. In

addition, the proposed metal seam roof design will be consistent with the approved roof design established for the remainder of the Crow Canyon Commons shopping center, further reinforcing a unified architectural appearance throughout the center.

Based on the proposed exterior façade, patio, and landscape modifications and their integration and compatibility with the existing Crow Canyon Commons shopping center design, the Zoning Administrator has the discretion to approve the proposed Architectural Review application administratively, consistent with Zoning Ordinance Section D6-22.C.2.

The proposed tenant signage will require a separate Master Sign Program Amendment (MSPA) and sign permit review and approval by Planning Services. Planning Staff has including Conditions of Approval stating these requirements within the Zoning Administrator Order.

Parking

Parking for the proposed Project will be provided through the existing shared parking facilities within the Crow Canyon Commons Shopping Center. Crow Canyon Commons Shopping Center was approved in 1983 by Contra Costa County through (Development Plan (DP 3003-83) with 1,046 parking spaces. At the time of development, the County allowed the Center a 10 percent reduction in the total code-required parking standard (from 1,162 to 1,046 spaces), recognizing the mix of tenants within the Center would spread out parking demand throughout the day. The Project site currently provides 1,029 parking spaces.

The Project therefore proposes a 17-space reduction from the 1,046-space parking requirement, resulting in a total parking supply that is 11.63 percent below the current Zoning Ordinance requirement of 1,162 spaces for the Project. This represents a 1.63 percent increase in the parking reduction beyond the previously permitted 10 percent parking variance.

Table 1: Project Parking Summary

Original Project Parking Requirement (in 1983)	1,162 Spaces
Previously Approved Contra Costa County Parking Reduction (10% Variance)	116 Space Reduction
Adjusted Project Parking Requirement under DP 3003-83	1,046 Spaces
Proposed Parking Supply	1,029 Spaces
Proposed Parking Reduction (Minor Exception)	17 Spaces (1.63% Reduction)
Total Project Parking Reduction from Zoning Ordinance Requirement	133 Spaces (11.63% Reduction)
Additional Reduction Beyond Previously Approved 10% Parking Reduction	1.63%

The applicant has provided a shared parking analysis (Attachment D) to demonstrate that the shopping center's parking supply would remain sufficient with the proposed Project and to support the required findings for the proposed17 space (1.63 percent) parking reduction. The results identify a surplus of 58 parking spaces during weekday peak parking demand conditions and 9 spaces during weekend peak parking demand conditions. The City Traffic Engineer has reviewed the proposed project and supports the methodology and conclusions in the shared parking analysis.

The applicant has also provided a Traffic Impact Analysis Screening and Vehicle Miles Traveled (VMT) Screening Statement (Attachment E), that analyzes the proposed Project's trip generation and VMT. Based on the trip generation analysis, the proposed Project would result in a reduction in vehicle trips compared to the previously occupied retail uses in the subject tenant space. Specifically, the proposed Project would generate approximately 1,423 fewer daily trips, including reductions of 15 AM peak-hour trips and 101 PM peak-hour trips. Additionally, based on the proposed Project's net reduction in vehicle trips compared to the prior commercial uses, it will not result in an increase in VMT and will not result in a significant transportation impact related to VMT. Consistent with Senate Bill 743 and CEQA Guidelines Section 15064.3, VMT is the appropriate metric for evaluating transportation impacts under CEQA. The City Traffic Engineer has reviewed the proposed project and supports the methodology and conclusions in the Traffic Impact Analysis Screening and VMT Screening Statements.

Recommendation:

Open the public hearing, take public testimony, close the public hearing and adopt Zoning Administrator Order No. 03-26 (Attachment B) approving the proposed Project applications subject to the recommended Conditions of Approval.

Attachment(s):

A. Vicinity Map
B. Draft Zoning Administrator Order No. 03-26
C. Applicant's Proposed Statement and Project Plans, date-stamped "August 21, 2026" & "July 21, 2026"
D. Applicant's Shared Parking Analysis, date-stamped "May 18, 2026"
E. Applicant's Traffic Impact Analysis and VMT Screening Statements, date-stamped "May 18, 2026" and "June 22nd, 2026"
F. Written Public Comment, dated August 11, 2026

ATTACHMENT A



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

Development Plan Amendment (DPA 2026-0001), Architectural Review (AR 2026-0002), and Minor Exception (MX 2026-0001)

Club Studio

3207 Crow Canyon Place

(APN: 213-010-057)

N

(Not to Scale)

DRAFT
ZA ORDER NO. 03-26

OFFICE OF THE ZONING ADMINISTRATOR, CITY OF SAN RAMONAPPROVING DEVELOPMENT PLAN AMENDMENT 2026-0001, MINOR USE PERMIT 2026-0002, MINOR EXCEPTION 2026-0001, AND ARCHITECTURAL REVIEW 2026-0002

Applicant/Property Owner: Federal Realty Investment TR
Project Name: Club Studio
3207 Crow Canyon Pl. (APN: 213-010-057)

WHEREAS, on May 18, 2026, the Applicant submitted a Development Plan Amendment (DPA 2026-0001) application, a Minor Use Permit (MUP 2026-0002) application, a Minor Exception (MX 2026-0001), and an Architectural Review (AR 2026-0002) application requesting approval to convert an existing 33,808 sq. ft. one-story retail tenant space into a new Fitness/Health Facility land use. Additionally, the proposed Project includes 1) interior tenant improvements within the existing building footprint, with no building expansion or increase in square footage, 2) exterior improvements to modernize and enhance the building frontage and patio area, and 3) an approximate 1.63% parking reduction due to a 17 space parking deficit located at 3207 Crow Canyon Pl. (APN: 213-010-057) within the Crow Canyon Commons Shopping Center; and

WHEREAS, the subject property at 3207 Crow Canyon Pl., is within the Community Commercial (CC) Zoning District as established by the San Ramon Zoning Ordinance; and

WHEREAS, on June 15, 2026, the subject applications were deemed to be complete by the Planning Services Division; and

WHEREAS, on June 22, 2026, the Applicant submitted an updated Vehicle Miles Travelled (VMT) Screening Statement to Planning Services Staff; and

WHEREAS, on July 21, 2026, the Applicant submitted updated Project Plans to Planning Services Staff; and

WHEREAS, the proposed project is classified as Categorical Exemption pursuant to Section 15301 (Class 1 - Existing Facilities) of the Guidelines for California Environmental Quality Act of 1970, as amended because the proposed Project involves the operation and minor alterations for interior and exterior tenant improvements to an existing private structure, will operate within an existing developed commercial shopping center, results in no expansion of the former use because the proposed use occupies the existing 33,808 sq. ft. building footprint of the prior retail operations, the subject site has adequate public utility services and is not within an environmentally sensitive area, and the proposed Project will not add additional floor area to the existing private structure on-site. Additionally, based on the Applicant's technical analysis, the proposed Project involves a change of use within an existing building and will result in a net reduction in vehicle trips compared to the prior commercial uses. Accordingly, the proposed Project will not result in an increase in Vehicle Miles Traveled (VMT) and will not result in a

significant transportation impact related to VMT. Therefore, the proposed project is classified as a Class 1 – Existing Facilities exemption and is exempt from CEQA review; and

WHEREAS, pursuant to Sections D6-23, D6-24, D6-28, and D7-24 of the Municipal Code of the City of San Ramon, a notice of the Zoning Administrator's intent to approve the Project applications was duly noticed on August 4, 2026; and

WHEREAS, on August 11, 2026, the City received written public comment during the public notice period requesting that a public hearing be scheduled for the subject applications; and

WHEREAS, on August 21, 2026, the Applicant submitted an updated Project Description to Planning Services Staff; and

WHEREAS, pursuant to Sections D6-23, D6-24, D6-28, and D7-24 of the Municipal Code of the City of San Ramon, a Zoning Administrator Public Hearing was duly noticed on September 4, 2026; and

WHEREAS, on September 17, 2026, the Zoning Administrator held a duly noticed Public Hearing for the purpose of receiving public testimony and to consider all evidence in the record associated with the proposed applications; and

WHEREAS, the proposed Project is consistent with the requirements of Sections D6-22 (Architectural Review), D6-23 (Development Plans), D6-24 (Minor Exceptions) and D6-28 Use (Permits and Minor Use Permits) of the Municipal Code of the City of San Ramon; and

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator does hereby make the following findings based on all the evidence in the record (including but not limited to all application materials and written comments received by the City):

1. **Regarding the Development Plan Amendment:**

   a. The recitals above are true and correct and are incorporated herein by reference; and

   b. The proposed Project will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed development because the proposal provides necessary upgrades and accessibility improvements to the facility, and the Project has been designed to be compatible with the existing development in the project vicinity, and as conditioned, is consistent with the standards of the Zoning Ordinance and the General Plan; and

   c. The proposed Project will not be injurious or detrimental to property or improvements in the neighborhood, because the Project's proposed site modifications are minor in nature and does not include any new or the expansion of existing structures and as conditioned will comply with the Zoning Ordinance and the General Plan; and

   d. The proposed Project will not be injurious or detrimental to the general welfare of the City,

because the proposed site modifications integrate with the existing parking lot design and building frontages. The Project does not include any new or the expansion of existing structures, and the sitework is contained to existing parking lot and landscaped areas; and

e. The proposed Project is consistent with the policies and goals of the General Plan, because the proposed site modifications are consistent with the required development standards of the Community Commercial (CC) Zoning designation as established by the Zoning Ordinance, and the improvements proposed include safety and accessibility compliant upgrades consistent with the description of the Retail Shopping land use designation of the General Plan; and

f. The proposed Project is architecturally compatible with the other developments in the vicinity, both inside and outside the subject zone, because the proposed site modifications as conditioned, meet the required development standards of the City parking standards, and other Zoning Ordinance standards. The proposed improvements are designed to complement the neighboring properties in the Project vicinity through compatible land uses and circulation; and

2. <u>Regarding the Architectural Review:</u>

a. The recitals above are true and correct and are incorporated herein by reference.

b. The proposed Project design is consistent with the goals and objectives of the General Plan and the San Ramon Zoning Ordinance, because the proposed improvements will be compatible and complementary to the existing buildings and landscaping in the surrounding area and overall, the proposed Project, as amended, will be harmonious with the existing environment; and

c. The proposed Project design is consistent with the purpose of the San Ramon Zoning Ordinance, because the Project proposes upgrades to an existing commercial facility and the Project is in compliance with the development standards and design guidelines of the San Ramon Zoning Ordinance; and

d. The proposed Project design, as conditioned, is in compliance with Subparagraph D6-22-G2 of the Zoning Ordinance (Factors to be Considered) because the proposed site improvements are integrated with the existing site conditions, the proposed site modifications meet development standards as it relates to parking lot design, circulation, landscaping, and the proposed site modifications are compatible and complementary to the existing site architecture; and

e. The proposed Project design is in the best interest of the public health, safety and general welfare of the community, because as conditioned, the proposed Project is consistent with the General Plan applicable design guidelines in the San Ramon Zoning Ordinance and the proposed site modifications including the character, scale and quality of the design, the architectural relationship with the site and other structures, building materials, colors and exterior lighting, and similar elements have been incorporated into

the design; and

f. General site considerations, including site layout, orientation and location of structures, circulation and parking, height, public safety, setbacks, vehicular access, and similar elements have been designed to provide a desirable environment for the subject development, because the proposed Project design is a modification to an existing building and site, is responsive to the site conditions, and the Project as conditioned meets the development standards for the subject property; and general architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other structures, building materials, colors and exterior lighting, and similar elements have been incorporated into the design in order to ensure the compatibility of the development with its design concept and the character of adjacent structures and the other developments in the vicinity; and

g. General landscape considerations, including the location, color, coverage, size, texture, and type of plant materials, provisions for irrigation, maintenance, and protection of existing on-site trees and similar elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment for the enjoyment of the public; and

3. <u>Regarding the Parking Reduction Minor Exception:</u>

a. The recitals above are true and correct and are incorporated herein by reference.

b. No practical alternative exists because Project Site is located within an existing, fully developed shopping center, and the site and surrounding shopping center are substantially built out with existing buildings, parking areas, drive aisles, pedestrian facilities, landscaping, and other site improvements making providing an additional 17 parking spaces on-site not feasible within the existing built condition of the property; and

c. The purpose of the subject zone would not be compromised because proposed Project is consistent with the Retail Shopping General Plan land use designation and the Community Commercial (CC) Zoning District and the land use contributes to a compatible mix of uses within the CC Zoning Designation, furthermore, the proposed Project is consistent with the San Ramon Climate Action Plan (CAP), General Plan land use designation, zoning district, and classified as a Class 1 - Existing Facilities exemption as exempt from CEQA review because the proposed Project as conditioned results in a reduction in Vehicle Miles Travelled; and

d. No detrimental impact would result aesthetically because proposed Project design is consistent with the goals and objectives of the General Plan and the San Ramon Zoning Ordinance, because the proposed improvements will be compatible and complementary to the existing buildings and landscaping in the surrounding area and overall, the proposed Project, as amended, will be harmonious with the existing environment; and

e. The proposed construction project would otherwise be in compliance with all applicable Zoning Ordinance standards and requirements because as conditioned, the proposed Project is consistent with the Retail Shopping General Plan land use designation and the Community Commercial (CC) Zoning District; and

f. The Applicant's Shared Parking Analysis, supported by the City Traffic Engineer, demonstrates the peak parking demand from the existing land uses and the proposed Fitness/Health Facility land use, as conditioned, will have adequate parking on-site because the Institution of Traffic Engineers (ITE)-based and shared parking analyses indicate that the existing parking supply is sufficient to accommodate the combined demand of existing tenants and the proposed Fitness/Health Facility with the proposed 17 parking space (1.63 percent) parking reduction and total 133 space (11.63 percent) parking reduction for the shopping center; and

g. The occupancy of the structure, based on its design, with the proposed Project (Fitness/Health Facility land use), as conditioned, would not generate additional parking beyond the site capacity because the ITE-based and shared parking analyses indicate that the existing parking supply is sufficient to accommodate the combined demand of existing tenants and the proposed Fitness/Health Facility; and

4. <u>Regarding the Minor Use Permit:</u>

a. The above recitals are true and correct and are incorporated herein by reference; and

b. The proposed Project is classified as a Fitness/Health Facility land use and is allowed, with a Minor Use Permit within the Community Commercial (CC) Zoning District of the San Ramon Zoning Ordinance and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code; and

c. The proposed Project is consistent with the Retail Shopping General Plan land use designation and the Community Commercial (CC) Zoning District because the land use contributes to a compatible mix of uses within the CC Zoning Designation, furthermore, the proposed Project is consistent with the San Ramon Climate Action Plan (CAP), General Plan land use designation, zoning district, and classified as a Class 1 - Existing Facilities exemption as exempt from CEQA review because the proposed Project as conditioned results in a reduction of Vehicle Miles Travelled; and

d. The design, location, size, and operating characteristics of the proposed Project is compatible with the existing and future land uses in the vicinity because the operation is limited in capacity, limited to a specific tenant space, and as conditioned, the subject property complies with the parking standards for the existing uses and proposed Fitness/Health Facility land use; and

e. The site is physically suitable for the type, density, and intensity of the proposed Project because of the absence of physical constraints including access, parking, and utilities, and the proposed Project is within an existing tenant space and utilize existing site

improvements without adding to the demand for access, parking, and utilities beyond what is typical of surrounding uses; and

f. Granting the Minor Use Permit for the proposed Project would not be detrimental to the public health, safety, or welfare of the persons residing or working in the subject neighborhood, or materially detrimental or injurious to property or improvements in the vicinity and zone which the property is located because as conditioned the allowed land use is consistent with the intent of the Retail Shopping General Plan land use designation and the Community Commercial (CC) Zoning District, and the operation is limited in capacity and limited to a specific tenant space for the proposed Fitness/Health Facility land use.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Zoning Administrator does hereby approve the Development Plan Amendment (DPA 2026-0001) application, Minor Use Permit (MUP 2026-0002) application, Minor Exception (MX 2026-0001), and Architectural Review (AR 2026-0002) application requesting approval to convert an existing 33,808 sq. ft. one-story retail tenant space into a new Fitness/Health Facility land use and allow an approximate 1.63% parking reduction due to a 17 space parking deficit located at 3207 Crow Canyon Pl. (APN: 213-010-057) within the Crow Canyon Commons Shopping Center based on the findings and evidence in the record, subject to the attached Conditions of Approval referenced as Exhibits A and B.

Signatures on next page

Date Approved: September 17, 2026

Lauren Barr,
Zoning Administrator

Date Effective: September 29, 2026

Attachments:
Exhibit A - Conditions of Approval

EXHIBIT A

ZA ORDER NO. 03-26
CONDITIONS OF APPROVAL
DEVELOPMENT PLAN AMENDMENT 2026-0001
ARCHITECTURAL REVIEW 2026-0002
MINOR EXCEPTION 2026-0001
MINOR USE PERMIT 2026-0002

Project Name: Club Studio

3207 Crow Canyon Place
(APN: 213-010-057)

Planning Services Division

Special Conditions:

1. Development Plan Amendment (DPA 2026-0001) application, Minor Use Permit (MUP 2026-0002) application, Minor Exception (MX 2026-0001), and Architectural Review (AR 2026-0002) application to allow the conversion an existing 33,808 sq. ft. one-story retail tenant space into a new Fitness/Health Facility land use, and complete interior tenant improvements within the existing building footprint, with no building expansion or increase in square footage, exterior improvements to modernize and enhance the building frontage and patio area, and an approximate 1.63% parking reduction within the Crow Canyon Commons Shopping Center; located at 3207 Crow Canyon Pl. (APN: 213-010-057) shall be in substantial conformance with the written project statement and project plans date stamped "Received August 21, 2026" and "Received July 21, 2026", unless modified by the conditions contained herein.

2. Any revisions or modifications to Project Plans date stamped "Received July 21, 2026" or the Written Project Statement date stamped "Received August 21, 2026", shall require review and approval by the San Ramon Zoning Administrator.

3. The hours of operation shall be 24-hours a day, Monday through Sunday. City review and approval is required for any modifications to the hours of operation. If operational concerns arise, the Zoning Administrator may impose additional operating conditions and restrictions upon the proposed land use including modification of the hours of operation to ensure public health, safety, or welfare.

4. Prior to occupancy, the Applicant shall obtain an approved Master Sign Program Amendment application if they intend to revise the existing Crow Canyon Commons MSP with the proposed tenant signage.

5. Prior to tenant signage installation, the Applicant shall obtain all required building

permit(s) and appropriate sign permit approval from the City.

Public Works Department

6. Project, improvements must comply with the latest requirements of the Americans with Disabilities Act (ADA). In addition to on-site improvements, these standards shall be required for off-site improvements for ramps or sidewalk connected to the required ADA accessible path of travel in the public right-of-way that directly benefits the Project.

7. Encroachment Permit will be required from the Engineering Services Division if any type of work is performed in the City right-of-way.

Standard Conditions:

8. Prior to construction, the Applicant shall obtain all required building permits from the Building and Safety Services Division.

9. The approval(s) authorized by this action shall expire if the required permits are not issued, and construction initiated within a one (1) year period from the effective date, unless the Project has been legally established as determined by the Planning Services. Division. A time extension may be granted in accordance with Section D6-34 of the Zoning Ordinance.

10. Failure of the Applicant to implement, follow and adhere to these conditions may result in revocation hearing proceedings or modification of the project before the Zoning Administrator or Planning Commission.

11. Within 60 days of the effective date of the project approval or prior to Building Permit issuance, whichever is earlier, the Applicant shall pay all outstanding permit review fees for City services incurred prior to project approval by the Zoning Administrator.

12. Any changes to the operation, additional activities, and/or approved plans, other than those required by these conditions, require prior City review and approval. The Zoning Administrator shall determine the appropriate review authority for any revision or modification to the Project. Minor changes may be approved by the Zoning Administrator.

13. All construction activities shall be limited to the hours of 7:30 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends. The City may impose more restrictive construction days/hours if determined to be necessary to protect the public welfare and safety. Any modifications to the construction hours shall be approved by the Chief Building Official.

14. This Development Plan Amendment (DPA 2026-0001) application, Minor Use Permit (MUP 2026-0002) application, Minor Exception (MX 2026-0001) application, and Architectural Review (AR 2026-0002) application are not

transferable to another site or property within the City (including expansion of the tenant space).

15. The Applicant shall maintain an active City Business License.

16. All proposed signage shall require a separate sign permit. Building permit applications are to be reviewed and approved by Planning and Building and Safety Services Division. All signs shall comply with the regulations of the San Ramon Zoning Ordinance, including the appropriate review process.

17. The Applicant (including any assignee or successor-in-interest) shall defend, indemnify, and hold harmless the City of San Ramon (City) and its agents, elected officials, officers, and employees from any claim, action or proceeding against the City or its agents, elected officials, officers, and employees to attack, set aside, void, or annul any part of the City's approval of the Applicant's project. The City will promptly notify the Applicant of any such claim, action or proceeding, and cooperate in the defense. Applicant shall provide the City with independent legal counsel of City's choosing to defend any lawsuit or claim brought by third persons regarding City's approval of the Applicant's project, and Applicant shall bear the entire cost of City's defense.

RECEIVED

August 21, 2026

CITY OF SAN RAMON
PLANNING SERVICES

1. PROJECT SETTING

1.1. PROJECT LOCATION

The proposed Project is located at 3207 Crow Canyon Place in San Ramon, California (Assessor's Parcel Number [APN] 213-010-057-7) within the Crow Canyon Commons shopping center. Regional access to the Project site is provided via Interstate 680 (Donald D. Doyle Highway), located approximately 0.2 miles west of the site.

The site is located within Crow Canyon Commons, a commercial shopping center in the City of San Ramon, and is surrounded by existing retail and commercial uses. The shopping center is situated between Crow Canyon Road and Camino Ramon, with additional access provided from surrounding local roadways serving the commercial area.

1.2. EXISTING PROJECT SITE

The Project site consists of an existing singular one-story retail building totaling approximately 33,808 square feet within the Crow Canyon Commons shopping center. The building is currently vacant and was previously occupied by Big 5 Sporting Goods and Rite Aid.

The site does not contain any known easements that would affect development of the parcel. Vehicular access and parking are shared with other retail tenants within Crow Canyon Commons through the center's common parking facilities. Specific parking allocations for the Project site are not currently designated on an individual parcel basis. A shared parking analysis will be prepared as part of the Project entitlement process to evaluate parking demand and availability within the shopping center.

2. PROJECT DESCRIPTION

2.1. PROPOSED USE

The proposed Project would convert the former retail building within the Crow Canyon Commons into a premium fitness and wellness facility offering boutique-style fitness classes, high-end gym amenities, and wellness services in a single integrated location.

The facility would provide a range of fitness, training, and recovery services designed to support health, exercise, and wellness activities. Classes offered would include yoga, boxing, spin, and reformer classes along with other related uses such as a juice bar, recover room, locker rooms, and an open fitness area. The Project would involve interior tenant improvements within the existing building footprint, and no expansion of the building is proposed.

2.2. FACILITY COMPONENTS AND OPERATIONS

The proposed fitness facility would include a variety of exercise, training, and wellness spaces designed to accommodate both individual workouts and instructor-led classes. Anticipated components of the

facility may include open fitness areas with strength and cardio equipment, specialized studios for activities such as boxing, cycling, reformer-based training, functional training, and group fitness classes, as well as stretching areas.

Supporting amenities would include men's and women's locker rooms, laundry facilities, reception and member check-in areas, membership sales areas, and wellness or recovery spaces that may include specialized treatment rooms or therapeutic services. The facility features a small juice bar and seating area providing beverages and light refreshments for members.

Members would access the facility through a staffed reception and electronic check-in area. While the facility is membership-based, prospective members, guests, and promotional pass holders would also be permitted. Walk-in customers would be allowed for the juice bar and med spa. Up to five group fitness classes may occur simultaneously, with class sizes ranging from 16 to 49 participants.

Typical daily operations would involve members accessing the facility through a reception and check-in area before utilizing the various fitness studios, equipment areas, and wellness amenities. Activities may include scheduled group fitness classes, individual training sessions, and general gym use. A Club Studio brochure is provided at the end of this project description that includes additional details about class offerings and related studio services.

The specific configuration and amenities of the facility may be refined during the design and tenant improvement process.

Façade changes are proposed as part of the project which include a modern update to the unit frontage, an extended patio space with seating, and landscaping to encourage a welcoming feel. Additionally, trash enclosure updates at the back of the building are proposed and will accommodate three 6-cubic yard bins. Trash enclosure materials will include a CMU block wall, metal gates and hardware, and a steel frame and metal deck. The Project will go through the City's Architectural Design Review process to ensure that these changes align with the City's design goals.

2.3. PARKING

Parking for the proposed Project will be provided through the existing shared parking facilities within the Crow Canyon Shopping Center, which serve multiple retail tenants. The overall shopping center offers a total of 1,029 parking spaces. Currently, the center requires a total of 1,161 parking spaces per City Code. With implementation of the fitness center, the required net parking would increase by one space to 1,162 parking spaces. With 1,029 spaces provided onsite, this would result in a deficit of 133 spaces for the shopping center. It is important to know that an existing variance exists which allows for a 10% deduction in parking spaces across the Crow Canyon Commons site, bringing the required spaces at the development to 1,046. Therefore, the total deficit with implementation of the Project would be 17 spaces.

As there would continue to be a deficit of parking spaces at the site, the Project includes the submittal of a Minor Exception to allow for an additional 2% parking reduction at the site beyond the existing 10%. As part of the prepared parking study, a shared parking analysis was completed which yielded a surplus of 62 spaces during the weekday and 13 spaces during the weekend (58 and 9 after consideration of the 4

stalls to be lost for patio expansion). The parking analysis will be evaluated as part of the project application.

2.4. HOURS OF OPERATION, STAFFING, AND SECURITY

The proposed facility is intended to operate 24 hours per day, seven days per week, providing members with flexible access to fitness and wellness services.

Staffing levels will vary depending on operational needs and class schedules but are expected to include management personnel, fitness instructors, wellness service providers, front desk staff, and maintenance personnel. A minimum of two employees will be on-site at all times.

The facility will be equipped with security cameras throughout the club, including the reception area, and all emergency exits will be alarmed and monitored. Staff will regularly monitor the facility to ensure member safety and compliance with club policies

CLUB STUDIO®

A cutting-edge fitness experience that brings top-of-the-line amenities,
best in boutique studio classes, and wellness services together in one gym.



WELCOME TO THE CLUB.

We developed Club Studio as the new standard for a multi-concept gym facility. We focused on creating a dynamic, modern fitness experience that redefines what a health club can be.



WHERE YOU CAN DO IT ALL WITHOUT
HAVING TO GO EVERYWHERE TO DO IT.







THE CLUB: REDEFINED.

- Club Studio amenities typically include state-of-the-art equipment, functional training area, five to seven exercise rooms featuring industry-leading finishes and equipment for our top-tier classes, plus a social area
- 25,000 to 100,000 sq. ft., ideally 30,000 to 40,000 sq. ft.
- Design flexibility considered for unusual or multi-level configurations
- Targeting retail sites in existing markets as well as office space in core urban markets with strong traffic / access / visibility / parking
- Regional, community, neighborhood centers, and office projects will be considered

THE CLUB TOUR.

cardio deck	personal training	club concierge
circuit equipment	recovery lab	lounge area
weight room	saunas	retail area
functional area	locker rooms	wellness café

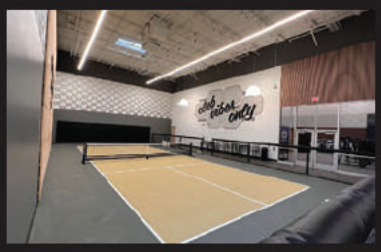
studio row: box / ride / cs4® / hot yoga / reform / rebound

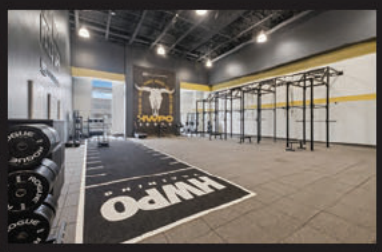


THE OPTIONS.

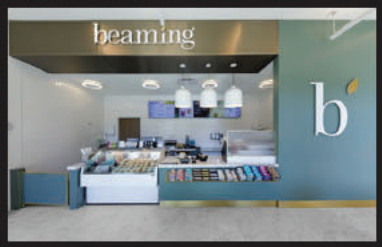
Certain club design configurations may include sports club amenities such as pickleball courts, and may accommodate ancillary services including Kalologie® Medspa, Beaming superfood café, and HWPO Training.

Courts and licensed ancillary services not available at all Club Studio locations.









THE EXPERIENCE.

THIS IS WHERE PREMIUM GYM & BOUTIQUE FITNESS COLLIDE.

Fitness is becoming increasingly personal, from tech-enabled home-based fitness products, tailored diet and workout plans, to the neverending stream of new and unique class types. Part of this is the desire to achieve results, but part of it is the search for connection and community. People like working out with others who share the same aspirations, and to service this, our new club concept inherently appeals to a member that desires an authentic and personal fitness experience.

We have created a space that possesses exquisite amenities, the best and most inspiring teachers, and engaging lifestyle experiences.





STUDIO ROW.

The heart of Club Studio are the classes. Efficient programming, led by skilled coaches, and a community like no other. Challenge yourself with studio workouts that include boxing, cycling, bootcamp-style strength training, reformer pilates, hot yoga, and trampoline. Experience what fitness is supposed to feel like when taught by the best.

WHERE EVERY CLASS
IS FIRST CLASS.

BOX

WHERE GRIT COMES TO GRIND.

Glove up and experience
9 rounds of signature boxing
combinations, athletic drills,
and a full-body burn.
Find your inner fighter.









RIDE

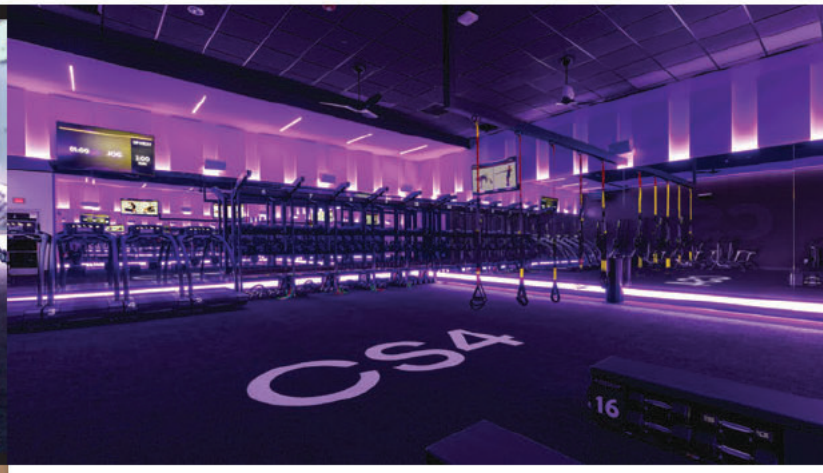
WHERE PUSH COMES TO RIDE.

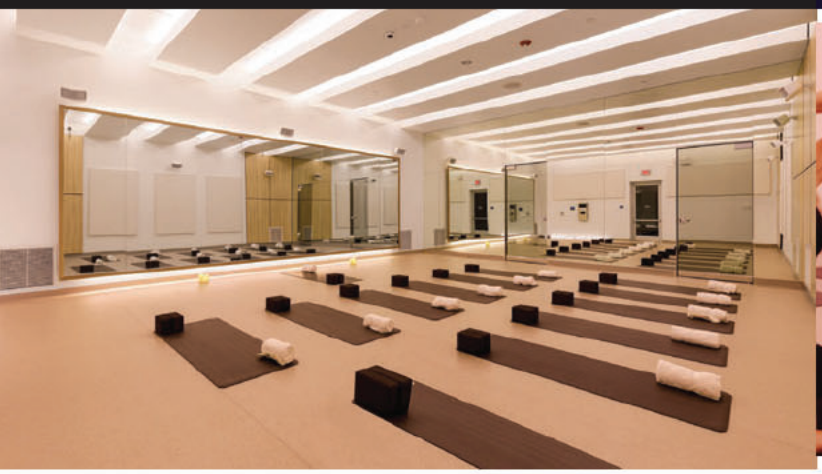
Lighting goes down as
the beats drop and we
get to work in a full-body
rhythm ride incorporating
a weight sequence.

CS4®
RUN. ROW. REPS.

Train smarter in CS4®, our premier cardio and strength studio, featuring top-of-the-line functional training equipment.









HOT YOGA
WORKOUTS JUST GOT HOTTER.

Sweat, flow, and restore to the beat of the music in our state-of-the-art radiant heat studio.

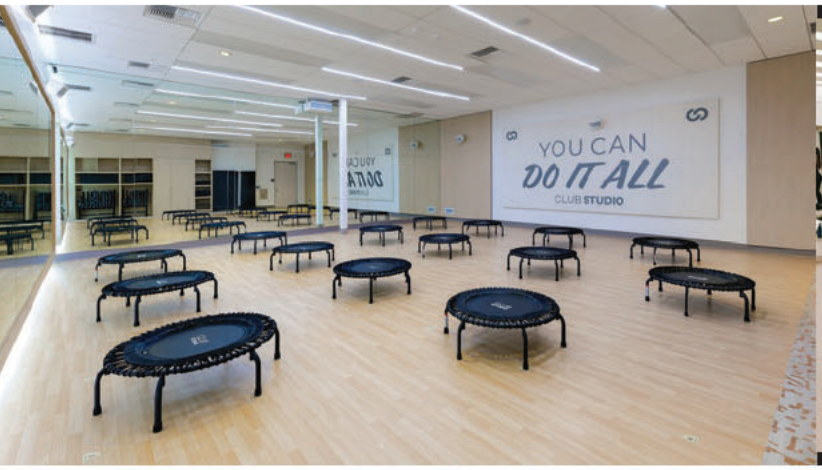
REFORM

FLEXIBILITY MEETS AWARENESS.

Reset the mind, recharge the soul, and realign the body in our high intensity Reformer Pilates group classes and semi-private sessions led by certified instructors on custom reformers.









REBOUND

WHERE YOU CAN BOUNCE IT OUT.

This low impact, high energy trampoline class will have you bouncing to the beat as you lift and tone.

RECOVERY LAB

WHERE YOUR MUSCLES GO TO RECHARGE.

The harder you train, the harder you should recover. Begin the repair process in a cryotherapy chamber, and experience the benefits in as little as 3 minutes. Enhance your aftercare with full use of massage guns, rollers, and stretch mats. Enjoy compression therapy, designed to adapt powerful vibration and pressure to the body's unique physiology.



WHEN THE GAME IS OVER AND THE WORKOUT IS DONE, OUR JOB ISN'T FINISHED.

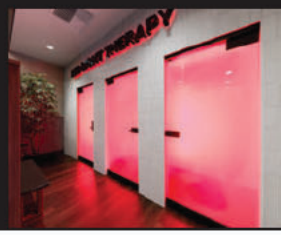


WHOLE BODY CRYOTHERAPY

A brief 2 to 3 1/2 minutes of dry, fresh, oxygenated cold air therapy in the whole body chamber designed to help reduce pain, inflammation and stress, while rejuvenating your body, skin and mind.

RED LIGHT THERAPY

Medical-grade LEDs deliver concentrated wavelengths of natural light to your skin, producing a biochemical effect that strengthens cells and increases their ability to create more energy to repair themselves.



LOCKER ROOMS.

Our members are treated to upscale locker rooms complete with high quality toiletries, keyless lockers, showers, hair dryers, and towel service.

SAUNAS

Relax and recover in the heat of our dry saunas. Detoxify, increase circulation, relieve pain, and increase flexibility.

COMPLIMENTARY WATER

Enjoy great tasting, ultra-clean filtered water that is properly remineralized, including optimal electrolytes and high levels of magnesium.



CLUB STUDIO®



Irvine, CA


Long Beach, CA



Kingwood, TX


Tysons Corner, VA

FITNESS IN A CLASS OF ITS OWN.



The Club Studio concept is a fresh new take on fitness design that cleverly redefines the genre. When considering Club Studio locations, converting an existing health club saves 20% - 30% in construction costs compared to a new build. Club construction cost and timing will be determined by the size and condition of the facility.

Club Studio members will thrive in this thoughtfully designed environment. Different uses of materials individualize and distinguish the various workout zones, and do double duty as wayfinding markers. Unique architectural details, uncompromised finishes, and a balanced combination of color create a visual narrative that inspires members to reach for, achieve, and ultimately surpass their personal fitness goals.

Employing savvy design solutions to personalize the Club Studio experience and bring focus to membership and community actually transforms the spaces into a state-of-the-art movement that inspires and brings people together.

CLUB STUDIO

To learn more about Club Studio's growth, visit www.clubstudiofitness.com

The images herein depict a typical Club Studio fitness club. Certain amenities and services may be available for an additional fee. Hours of operation may vary by location; some amenities, studios, and classes may require advance reservations, and may be subject to other restrictions. Kalologie® Medspa and HWPO Training are independently owned and operated. ©2024 Fitness International, LLC. All rights reserved.

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July 21, 2026

CITY OF SAN RAMON
PLANNING SERVICES

DEVELOPMENT PERMIT APPLICATION & USE PERMIT
CROW CANYON COMMONS - CLUB STUDIO
3207 CROW CANYON PLACE SAN RAMON, CA 94583

JULY 21, 2026

OWNER

FEDERAL REALTY
860 S SEPULVEDA BLVD, STE 105
EL SEGUNDO, CA 90245
T: 408.551.4690
CONTACT: ROD FERMIN

ARCHITECT

MMA ARCHITECTURE
120 WEST LIME AVENUE
MONROVIA, CALIFORNIA 91016
T: 714.335.9104
CONTACT: GREG JAMES

LANDSCAPE ARCHITECT

CHARLES TROWBRIDGE & ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CALIFORNIA 92705
T: 714.532.3663
CONTACT: CHARLES TROWBRIDGE

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TE-01	TRASH ENCLOSURE
CM-01	COLOR MATERIAL BOARD



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CROW CANYON COMMONS - CLUB STUDIO

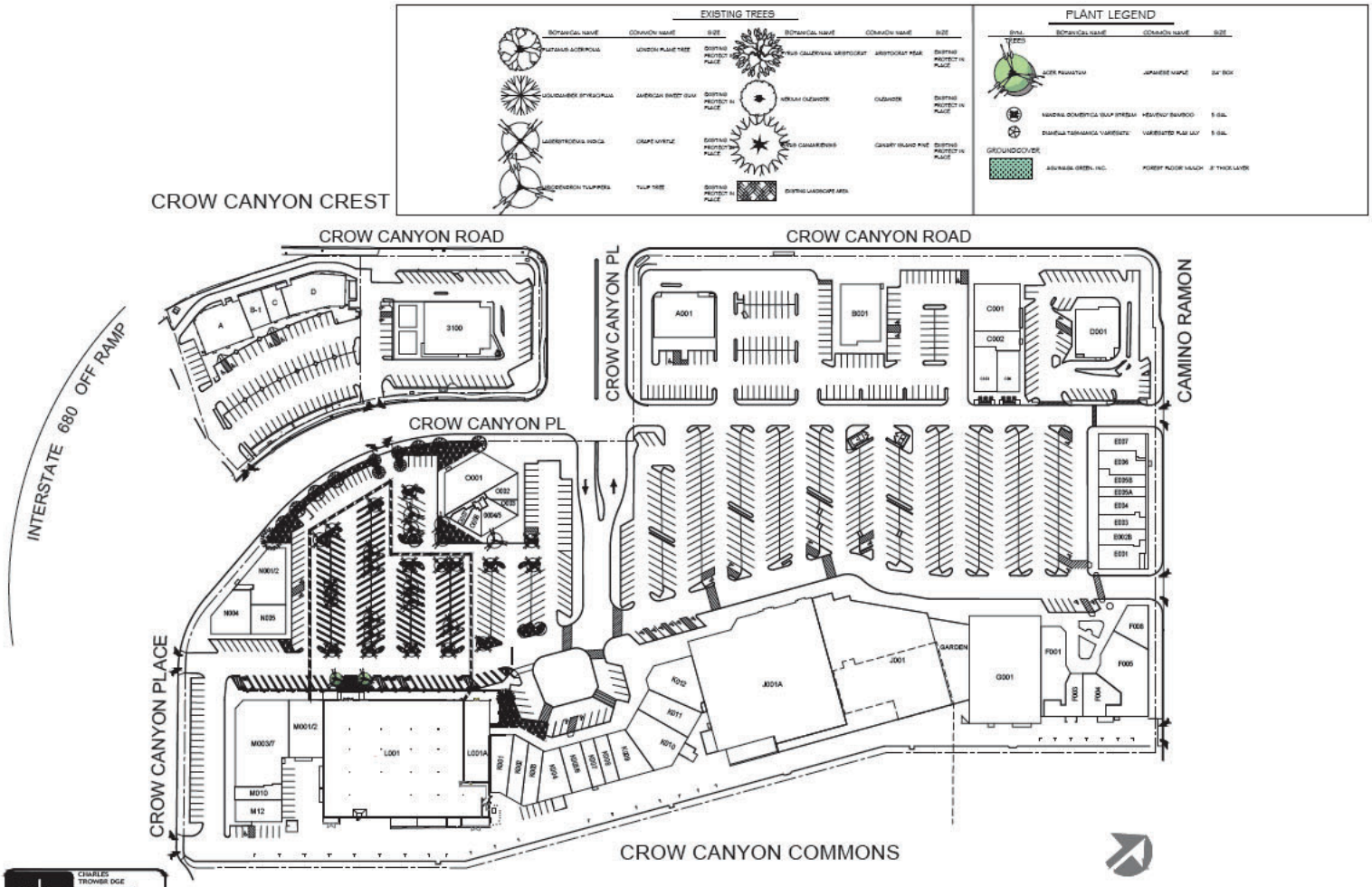
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PROPOSED FACADE REDNERING

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RE-01

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PRELIMINARY LANDSCAPE PLAN

SCALE: 1/30" = 1'-0" | 1

CHARLES TROWBRIDGE AND ASSOCIATES

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T: 408.551.4690

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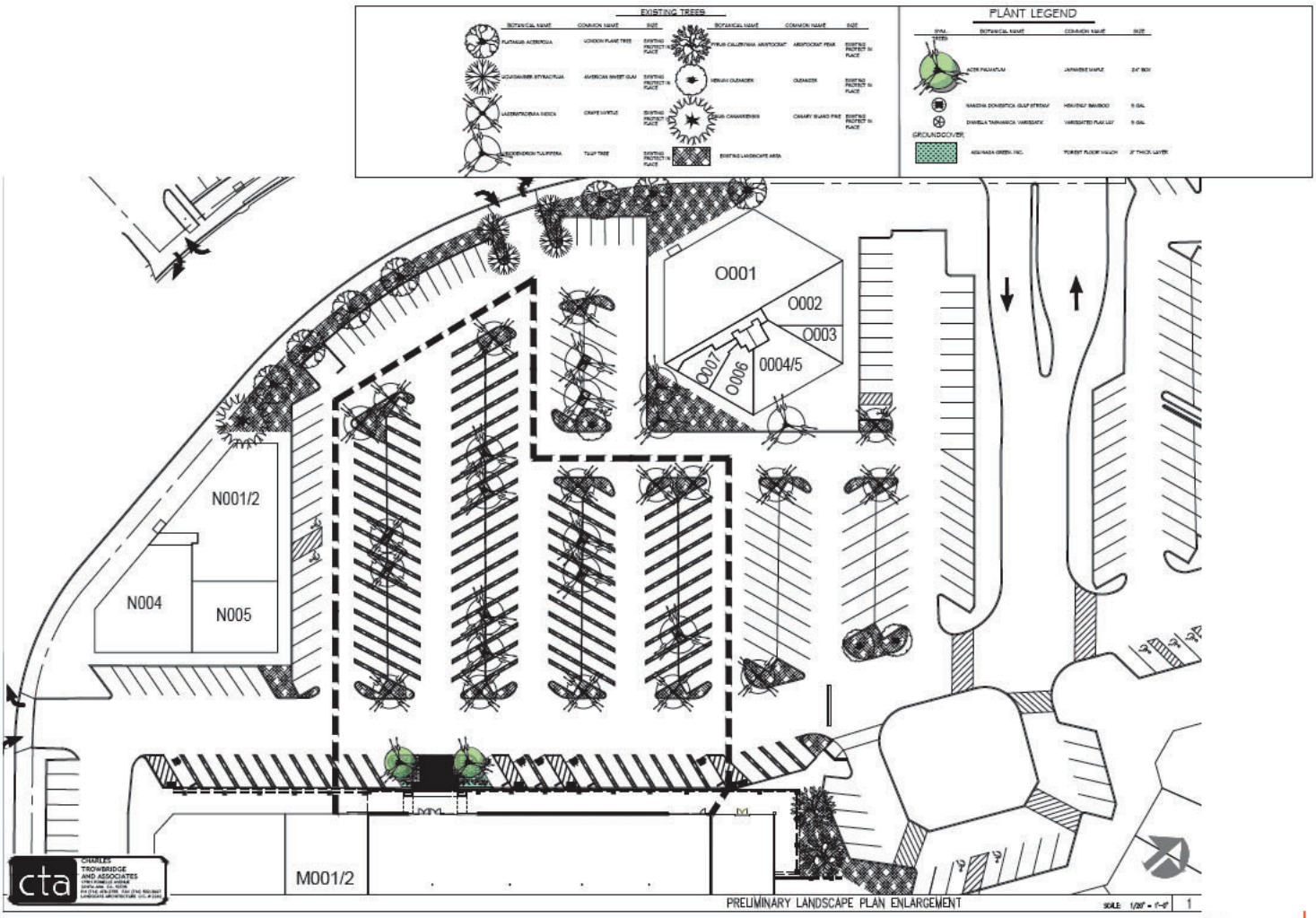
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LANDSCAPE PLAN

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20 C O CAN ON PLACE SAN A ON, CA 9458

ENLARGED LANDSCAPE PLAN

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L-2

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PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM	JAPANESE MAPLE	24" BOX
SHRUBS			
	NANDINA DOMESTICA 'GULFSTREAM'	HEAVENLY BAMBOO	5 GAL
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL
GROUNDCOVER			
	AGUINAGA GREEN, IND.	FOREST FLOOR MULCH	3" THICK LAYER

EXISTING TREES

PLATANUS ACERIFOLIA	LONDON PLANE TREE	EXISTING PROTECT IN PLACE
LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM	EXISTING PROTECT IN PLACE
LAGERSTROEMIA INDICA	CRAPE MYRTLE	EXISTING PROTECT IN PLACE
LIRIODENDRON TULIPIFERA	TULIP TREE	EXISTING PROTECT IN PLACE
PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	EXISTING PROTECT IN PLACE
NERIUM OLEANDER	OLEANDER	EXISTING PROTECT IN PLACE
PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING PROTECT IN PLACE
	EXISTING LANDSCAPE AREA	



ACER PALMATUM - PROPOSED



LAGERSTROEMIA INDICA - EXISTING



LIRIODENDRON TULIPIFERA - EXISTING



DIANELLA TASMANICA 'VARIEGATA' - PROPOSED



NANDINA DOMESTICA 'GULFSTREAM' - PROPOSED



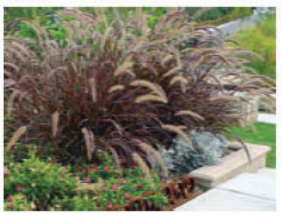
COLEONEMA PULCHRUM 'GOLD' - EXISTING



COLEONEMA PULCHRUM 'PINK' - EXISTING



PHORMIUM TENAX 'YELLOW WAVE' - EXISTING



PENNISETUM SETACEUM 'RUBRUM' - EXISTING

CHARLES TROWBRIDGE AND ASSOCIATES

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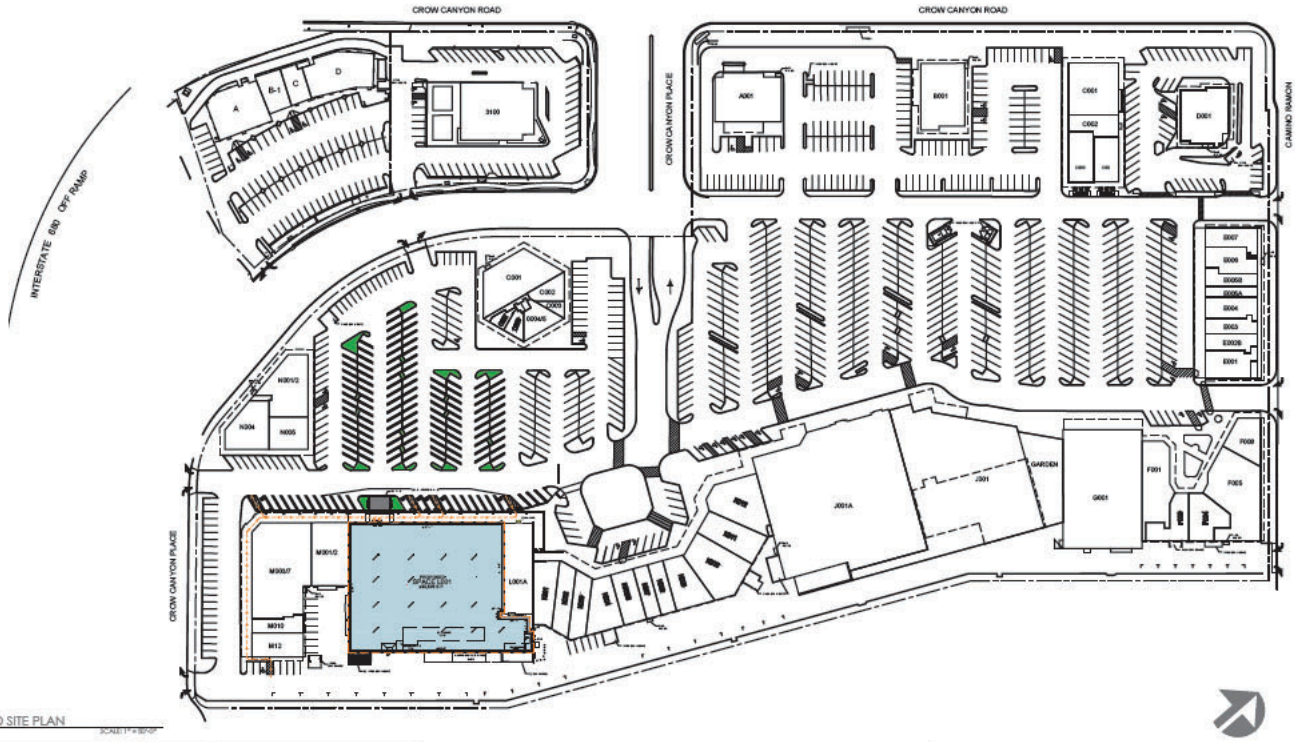
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PLANT IMAGES

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L-3

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1 PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

Land Use Category (City Municipal Code)	Unit	Size/Quantity[1]	Code Parking Rate	Code-Calculated Parking (Spaces)[2]
Existing Conditions – Code-Based Parking Requirement by Land Use[3]				
Retail Complexes/Shopping Centers	SF	190,617	1 space / 250 SF	763
Outdoor Sales Area	SF	4,522	1 space / 200 SF	23
Fitness/Health Facility	SF	8,033	1 space / 250 SF	33
Small-Scale Tutoring Center	SF	2,339	1 space / 250 SF	10
Doctor Office	SF	9,985	1 space / 200 SF	50
Professional Office	SF	1,257	1 space / 250 SF	6
Banks / Financial Services	SF	26,462	1 space / 200 SF	133
Outdoor Dining Seating	Seats	440	1 space / 3 Outdoor Seats[4]	143
			Existing Tenant Parking Requirement [A]	1,161
			Total Existing Leased Area (SF)	243,215

Proposed Conditions – Code-Based Parking Requirement by Land Use[5]				
Retail Complexes/Shopping Centers	SF	156,809	1 space / 250 SF	628
Outdoor Sales Area	SF	4,522	1 space / 200 SF	23
Fitness/Health Facility	SF	8,033	1 space / 250 SF	33
Small-Scale Tutoring Center	SF	2,339	1 space / 250 SF	10
Doctor Office	SF	9,985	1 space / 200 SF	50
Professional Office	SF	1,257	1 space / 250 SF	6
Banks / Financial Services	SF	26,462	1 space / 200 SF	133
Outdoor Dining Seating	Seats	440	1 space / 3 Outdoor Seats[4]	143
Fitness/Health Facility (Proposed Project)	SF	33,808	1 space / 250 SF	136
			Proposed Conditions Parking Requirement [B]	1,162
			Total Proposed Leased Area (SF)	243,215

INFORMATION PROVIDED BY DPD SOLUTIONS, INC. FOR MORE DETAILS SEE COMPLETE SHARED PARKING ANALYSIS PACKAGE.

Net Change in Parking Demand (Existing vs. Proposed) [B] - [A]	1
Total Required Parking (Proposed Conditions)	1,162
Adjusted Required Parking (with 10% Approved Variance)[6]	1,046
Parking Supply Provided	1,029
Parking Surplus / (Deficit)	(17)

* Parking demand for the project site is calculated using the Retail Complex parking requirement as a baseline, consistent with shared parking conditions. Adjustments are applied only for land uses that require parking at a rate greater than the retail standard, in accordance with the City of San Ramon Municipal Code.

[1] Size represents gross floor area (SF) for building uses and number of seats for uses such as outdoor dining.

[2] Code-calculated parking is based on the applicable parking ratios provided in the City of San Ramon Municipal Code for each land use category.

[3] Existing conditions include the previously occupied Rite Aid and Big 5 Sporting Goods tenant spaces.

[4] Parking requirement for outdoor dining seating is based on Zoning Administrator Order No. 05-33, which specifies that parking shall be calculated at a rate of one (1) space per three (3) outdoor seats beyond 13 seats, consistent with the City of San Ramon Zoning Ordinance (Table 3-8). Based on 440 outdoor seats, this results in a requirement of 143 parking spaces.

[5] Proposed conditions reflect the conversion of the former Rite Aid (22,476 SF) and Big 5 Sporting Goods (11,307 SF) tenant spaces to a fitness/health facility totaling 33,786 SF. All other tenant uses remain unchanged.

[6] Adjusted required parking reflects a 10 percent reduction permitted under the approved Development Plan (DP 2003-02) for Crow Canyon Commons, as approved by Contra Costa County, applied to the total code-required parking.

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T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

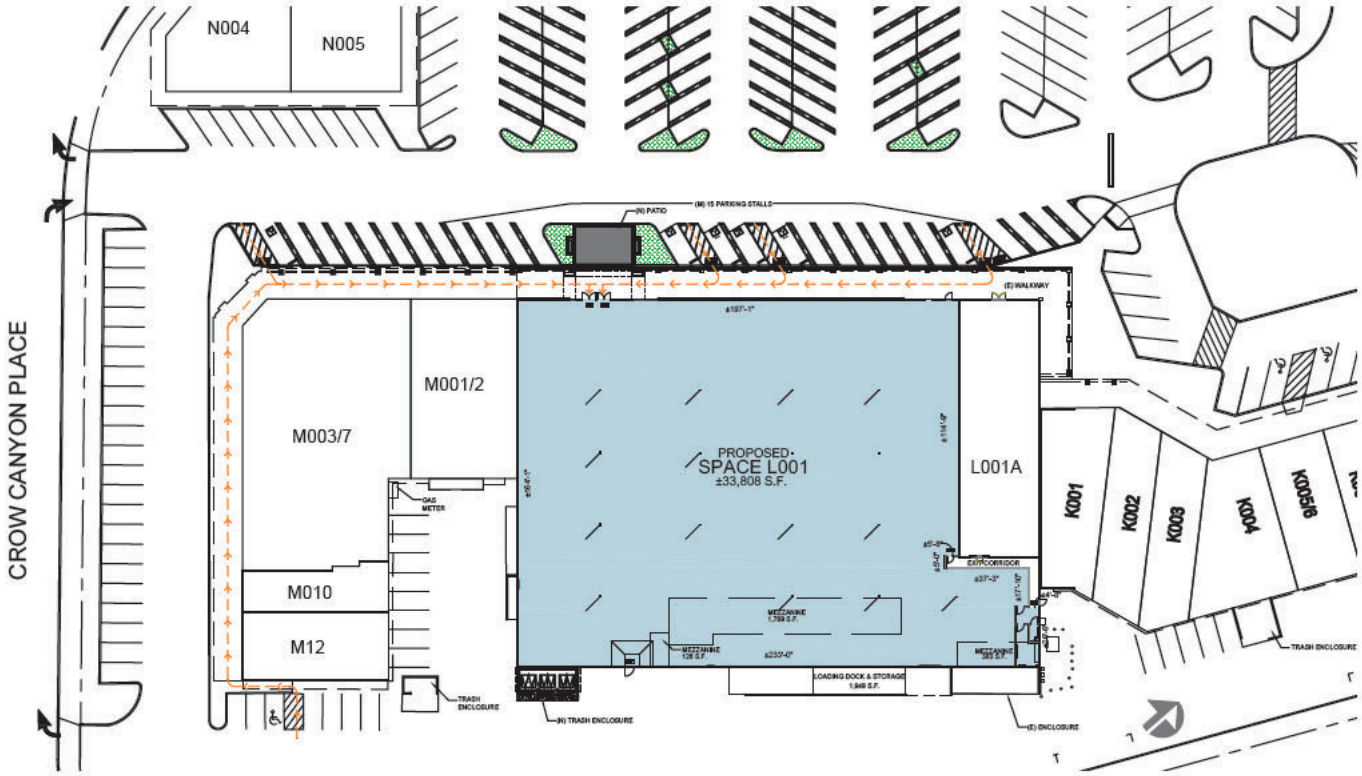
20 C O CAN ON PLACE SAN A ON, CA 9458

OVERALL SITE PLAN

0 .21.2026 | 25244 A

A010

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1 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

FEDERAL REALTY
860 S SEPULVEDA BLVD, STE 105
EL SEGUNDO, CA 90245
T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

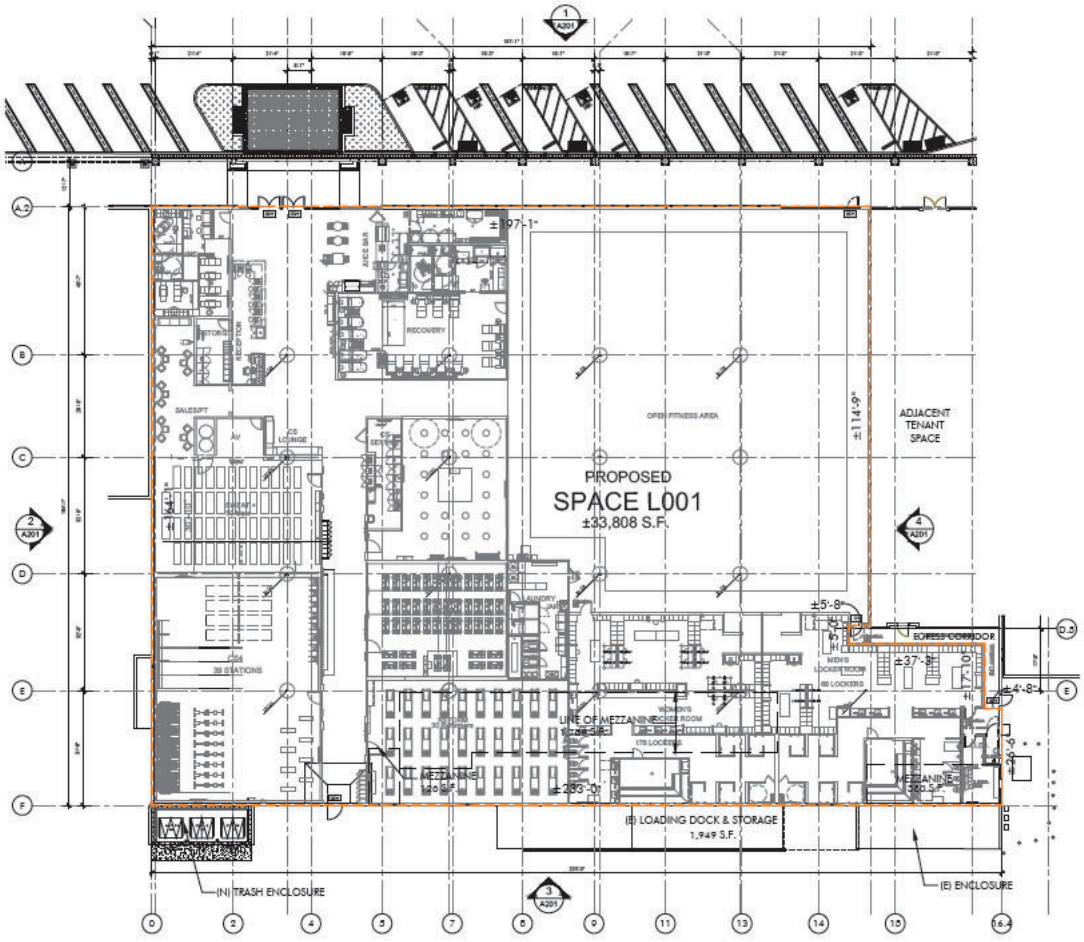
20 C O CAN ON PLACE SAN A ON, CA 9458

ENLARGED SITE PLAN

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LEGEND

	ELEVATION SHEET NUMBER ELEVATION NUMBER
	EXT SYMBOL, ILLUMINATED EXT SIGN WITH EMERGENCY BACKUP POWER
SALES FLOOR ± 0.000 11.10'	ROOM NAME AREA SQUARE FOOTAGE FINISH FLOOR ELEVATION
	MODULAR DIMENSIONS
	NEW WALL

1 PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"

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EL SEGUNDO, CA 90245
T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

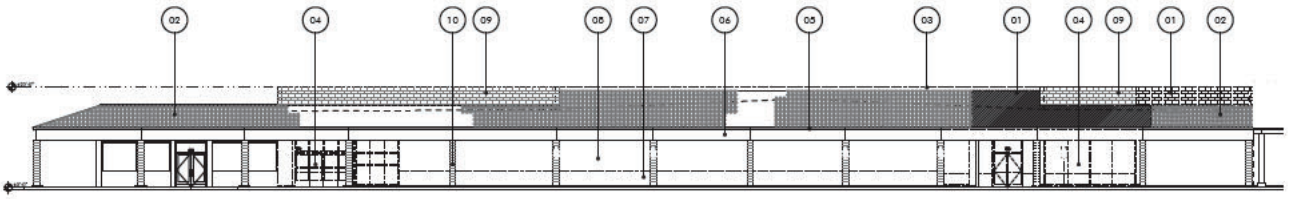
20 C O CAN ON PLACE SAN A ON, CA 9458

FLOOR PLAN

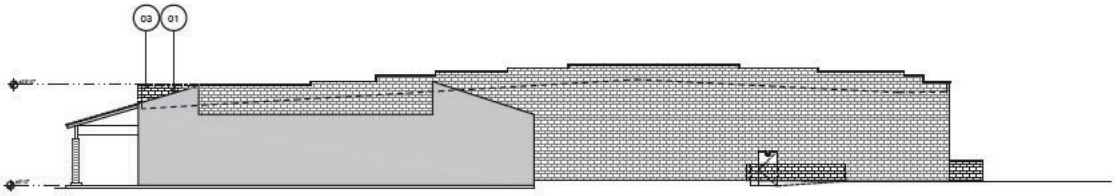
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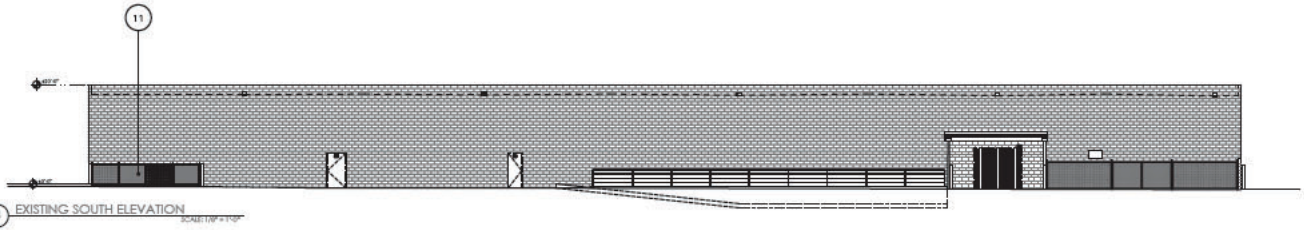
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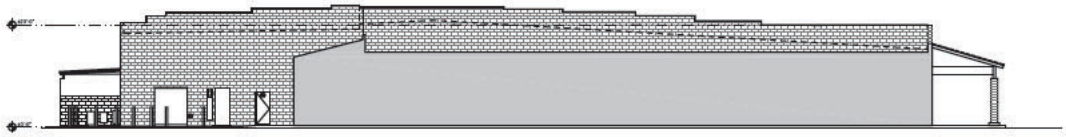
1 EXISTING NORTH ELEVATION



2 EXISTING WEST ELEVATION



3 EXISTING SOUTH ELEVATION



4 EXISTING EAST ELEVATION

REFERENCE NOTES

KEY	NOTES
01	(E) PARAPET TO BE DEMOLISHED
02	(E) TILE ROOF TO BE DEMOLISHED
03	(E) COPING TO BE DEMOLISHED
04	(E) STOREFRONT TO BE REPLACED W/ TH NEW STOREFRONT
05	(E) FASCIA TO REMAIN AND BE REPAINTED
06	(E) BEAM TO REMAIN AND BE REPAINTED
07	(E) WAINSCOT TO BE REPLACED W/ TH STUCCO
08	(E) WOOD TO BE REPLACED W/ TH STUCCO
09	(E) CMU WALL TO BE COVERED W/ TH STUCCO
10	(E) CMU COLUMN TO REMAIN AND REPAINTED
11	(E) CLOSURE TO BE DEMOLISHED AND BE CONVERTED INTO (N) TRASH ENCLOSURE

FEDERAL REALTY
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T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

20 C O CAN ON PLACE SAN A ON, CA 9458

EXISTING ELEVATIONS

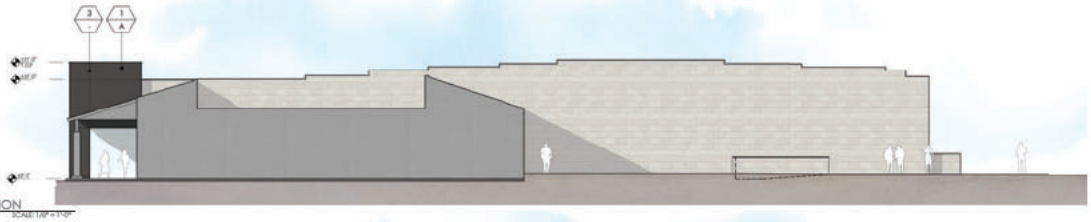
0 .21.2026 | 25244 A

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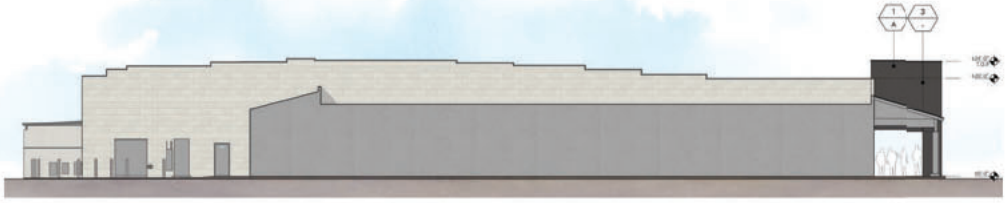
1 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

KEY LEGEND

KEY	MATERIALS
A -	STUCCO FINISH- SMOOTH FINISH- STEEL TROWEL - PAINTED BY- HIGHLAND STUCCO
B -	METAL COPING BY- GENERAL CONTRACTOR
C -	CONTROL JOINTS/SCORELINES BY- GENERAL CONTRACTOR
D -	STOREFRONT W/ TH GLASS COLOR #65 DARK BRONZE A8-7 STOREFRONT GLASS YTRO ARCH. GLASS – 1" CLEAR FLOAT GLASS MANUFACTURER- ARCADIA OR EQUAL
E -	SPANDREL GLASS YTRO ARCH. GLASS AYP50 COLOR: WARM GRAY #2 MANUFACTURER- ARCADIA OR EQUAL
F -	STANDING SEAM MODEL: 24 GA STEEL COLOR: GRAPHITE BY: PAC-CLAD

KEY	PAINT COLORS
A -	PAINT COLOR: SW 9600 ARMORY BY: SHERWIN-WILLIAMS
B -	PAINT COLOR: SW 7040 SPOUT WHITE BY: SHERWIN-WILLIAMS

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EL SEGUNDO, CA 90245
T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

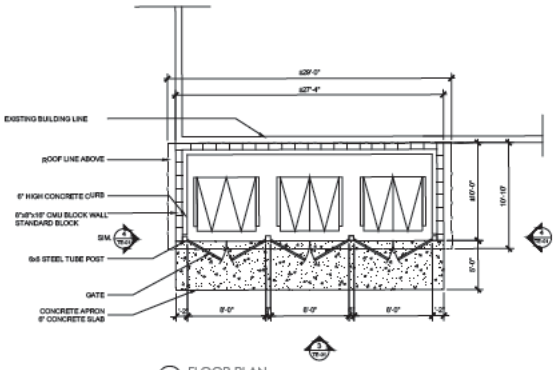
20 C O CAN ON PLACE SAN A ON, CA 9458

PROPOSED ELEVATIONS

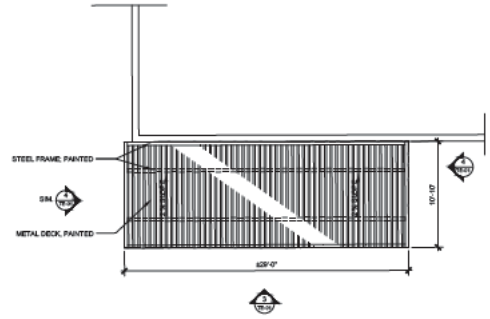
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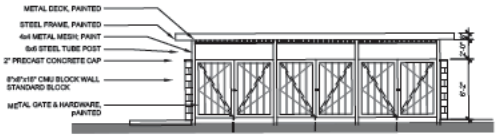
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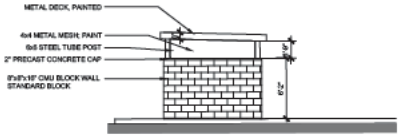
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIM.

4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FEDERAL REALTY
860 S SEPULVEDA BLVD, STE 105
EL SEGUNDO, CA 90245
T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

20 C O CAN ON PLACE SAN A ON, CA 9458

TRASH ENCLOSURE

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TE-01

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A **PAINT**
COLOR: SW 9600
ARMORY
BY: SHERWIN-WILLIAMS

B **PAINT**
COLOR: SW 7042
SHOJI WHITE
BY: SHERWIN-WILLIAMS

1 **STUCCO FINISH**
FINISH: SMOOTH STEEL TROWEL
BY: HIGHLAND STUCCO



2 **3** **METAL COPING**
CONTROL JOINT/SCORELINES
BY: GENERAL CONTRACTOR





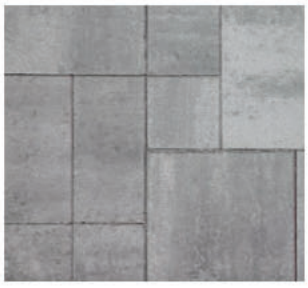
6 **STANDING SEAM METAL ROOF**
MODEL: 24 GA STEEL
COLOR: GRAPHITE
BY: PAC-CLAD



4 **STOREFRONT W/ GLASS**
COLOR: STANDARD DARK BRONZE AB-7
GLASS: VITRO ARCH.1" CLEAR FLOAT
BY: ARCADIA OR EQUAL

5 **SPANDREL GLASS**
GLASS: VITRO ARCH. GLASS AV933 WARM GRAY #2
BY: ARCADIA OR EQUAL







7 **CONCRETE PAVERS**
(PATIO ENTRANCE)
MODEL: CITYSCAPE- 3 PIECE PATTERN #4
COLOR: TORINO
BY: BASELITE OR EQUAL

FEDERAL REALTY
860 S SEPULVEDA BLVD, STE 105
EL SEGUNDO, CA 90245
T: 408.551.4690

CROW CANYON COMMONS - CLUB STUDIO

20 C O CAN ON PLACE SAN A ON, CA 9458

COLOR & MATERIAL BOARD

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RECEIVED
May 18, 2026
CITY OF SAN RAMON
PLANNING SERVICES

E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

To:	City of San Ramon
From:	Sina Salehipour, Michael Torres, TE, Meghan Macias, TE; EPD Solutions, Inc.
Date:	5/8/2026
Site:	3207 Crow Canyon Place (APN 213-010-057-7)
Subject:	Shared Parking Analysis – Crow Canyon Fitness Studio Project, EPD Project Number 26-038

Introduction

This technical memorandum presents a shared parking analysis for the proposed Crow Canyon Fitness Studio Project ("Project" or "proposed Project"). The Project proposes the conversion of a currently vacant retail building, previously occupied by Rite Aid and Big 5 Sporting Goods, to a fitness and wellness facility. The Project site is located at 3207 Crow Canyon Place (Assessor's Parcel Number [APN] 213-010-057-7) in the City of San Ramon, within the Crow Canyon Commons shopping center and consists of an existing tenant space within a multi-tenant commercial development with shared access and parking.

The purpose of this analysis is to evaluate whether the existing on-site parking supply is sufficient to accommodate the proposed change in land use. Because the Project involves the conversion of previously existing retail uses to a fitness/health facility within an established shopping center, the analysis focuses on the net change in parking demand and the application of shared parking principles, recognizing that parking demand varies by land use and time of day.

Project Description

Regional access to the Project site is provided via Interstate 680 (Donald D. Doyle Highway), located approximately 0.2 miles west of the site. The Project is located within the Crow Canyon Commons shopping center, which is surrounded by existing retail and commercial uses. The shopping center is situated between Crow Canyon Road and Camino Ramon, with additional access provided from surrounding local roadways serving the commercial area.

As described above, the Project consists of a currently vacant retail building, previously occupied by a Rite Aid pharmacy (22,490 square feet [SF]) and a Big 5 Sporting Goods store (11,318 SF), within the larger Crow Canyon Commons shopping center. The building is part of a multi-tenant commercial center with shared access and parking.

The proposed Project involves the conversion of use of the existing retail tenant space to a premium fitness and wellness facility totaling approximately 33,808 SF. The proposed site plan is shown in Figure 1, *Project Site Plan*. The proposed facility would offer boutique-style fitness classes, high-end gym amenities, and wellness services in a single integrated location. The facility would provide a range of fitness, training, and recovery services designed to support health, exercise, and wellness activities. The Project would

involve interior tenant improvements within the existing building footprint. No expansion of the building is proposed. The facility is expected to operate 24 hours per day, seven days per week, with staffing levels varying throughout the day based on operational needs.

City of San Ramon Parking Requirements

The Crow Canyon Commons shopping center includes a mix of retail, restaurant, and service-oriented tenants. Figure 2, *Crow Canyon Commons Shopping Center Site Plan*, illustrates the site layout and tenant distribution.

The tenant list for the Project site was provided by the applicant and is included in Attachment A. The detailed land use assignment for each tenant, based on the City of San Ramon Municipal Code § D3-28 (Number of Parking Spaces Required) and Zoning Administrator Order No. 05-23, along with the corresponding square footage, is presented in Table 1.

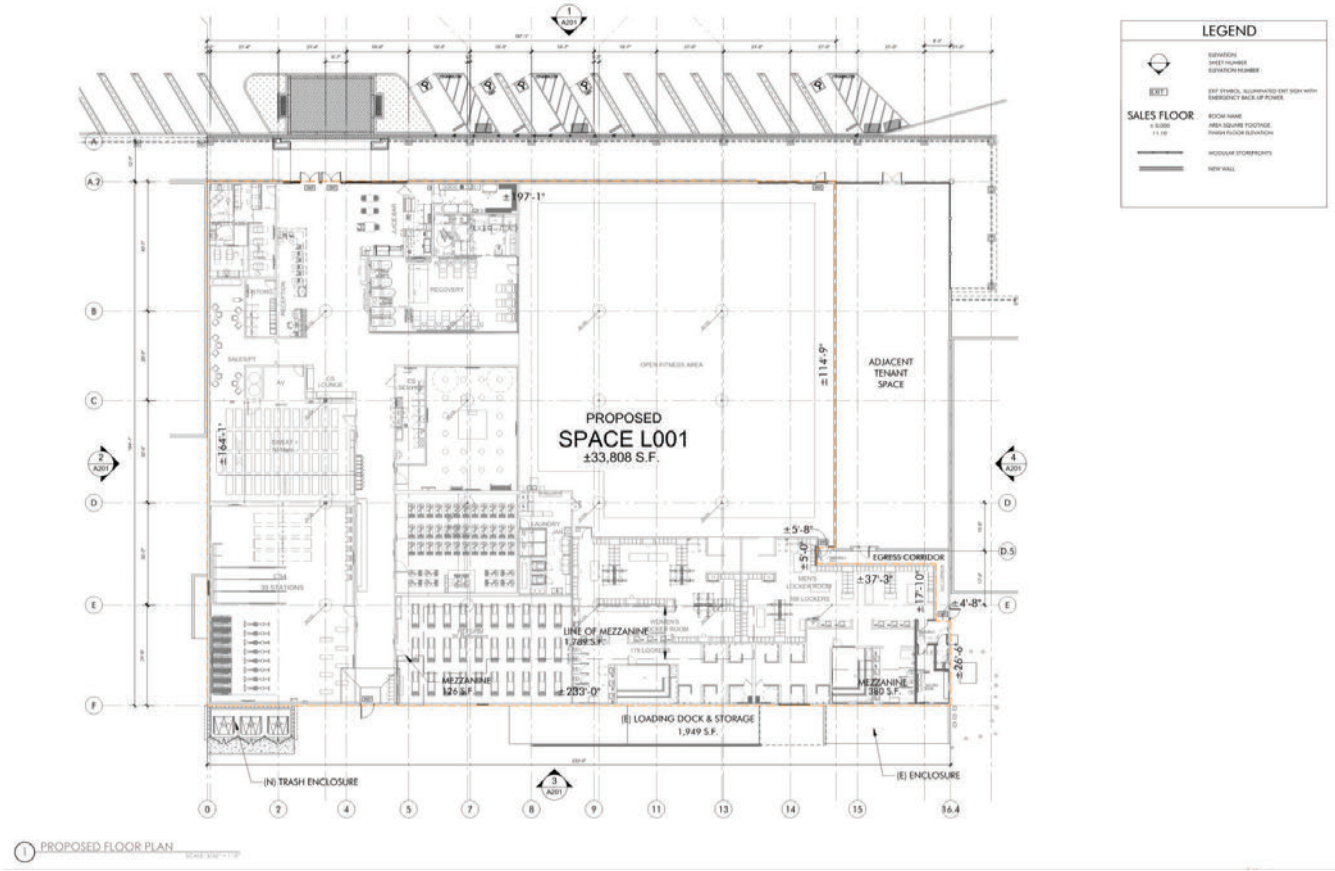
Table 2 summarizes the different land uses and their associated square footages under both existing and proposed conditions, and presents the required parking based on the applicable standards in the City of San Ramon Municipal Code. The existing condition reflects the previous uses, including Rite Aid and Big 5 Sporting Goods, while the proposed condition reflects the conversion of these spaces to a fitness club, with all other tenants remaining unchanged.

As shown in Table 2, under existing conditions, the Crow Canyon Commons shopping center requires a total of 1,161 parking spaces. Under proposed conditions, following the conversion of the former Rite Aid and Big 5 spaces to a fitness club, the required parking for the shopping center increases to 1,162 spaces based on the City's Municipal Code, resulting in a net increase of 1 parking space. It should be noted that the one-space increase in the parking requirement is attributable to rounding differences between the existing and proposed calculations. Under existing conditions, the Rite Aid and Big 5 uses were grouped under a single retail category and rounded as a combined value. Under proposed conditions, these uses are converted to a fitness use and calculated separately, resulting in independent rounding. Although the total square footage and applicable parking rates remain effectively consistent, the separation of calculations leads to a nominal increase of one parking space due solely to rounding.

Based on the approved Development Plan (DP 3003-83) for Crow Canyon Commons, as approved by Contra Costa County, a parking variance permits a 10 percent reduction in the total code-required parking supply. Applying this reduction to the calculated parking requirement of 1,162 spaces under proposed conditions results in an adjusted requirement of 1,046 parking spaces.

The Project site provides a total of 1,029 parking spaces. Accordingly, after considering the 10 percent adjusted parking requirement (1,046 parking spaces), the Project would result in a parking deficit of 17 spaces.

Figure 1: Project Site Plan



Source: MMA Architecture

Figure 2: Crow Canyon Commons Shopping Center Site Plan

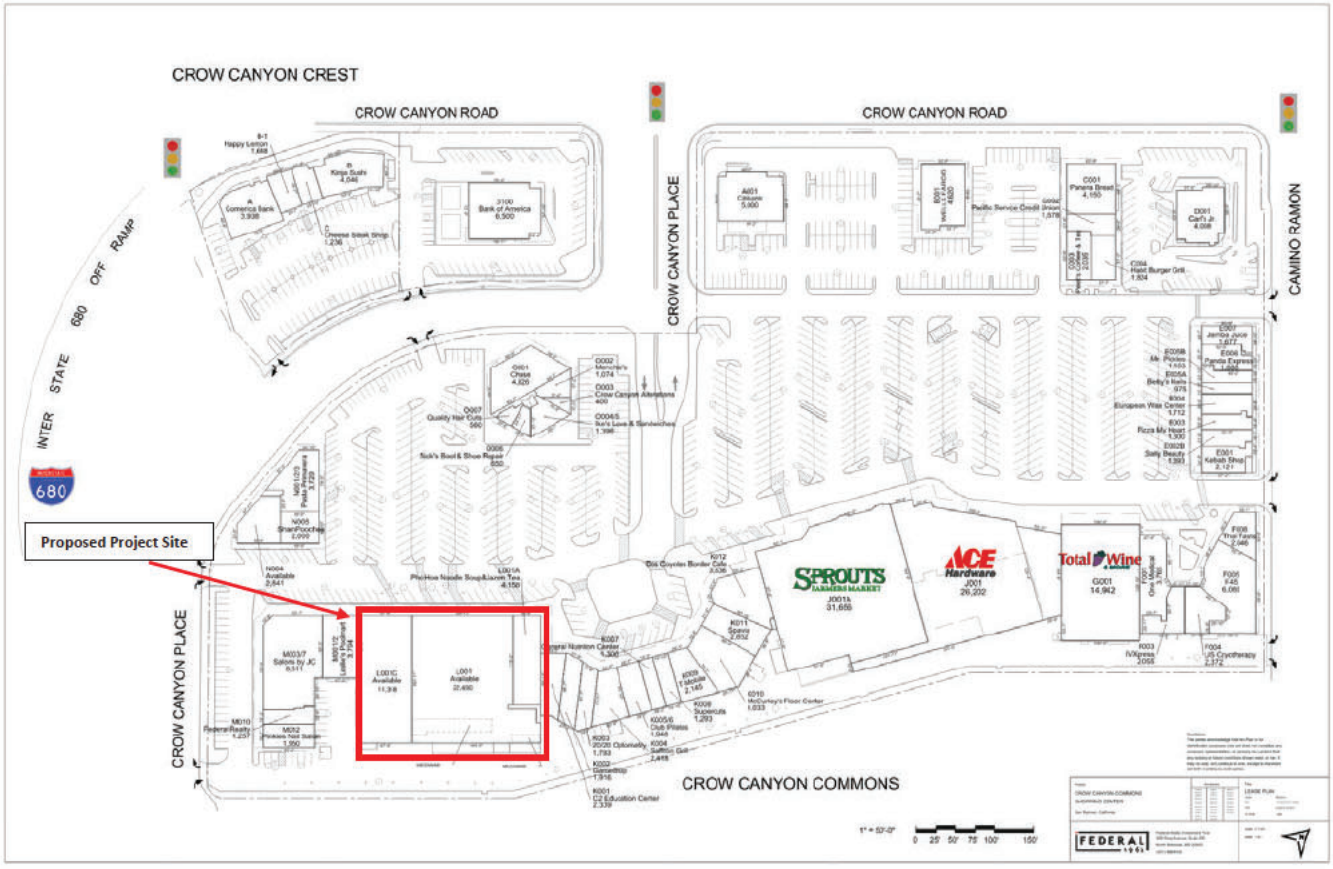


Table 1: Land Use Assignment per City of San Ramon Municipal Code – Existing Condition

Floor/Unit	Unit	Tenant	Leased Area (SF)
Retail Complexes/Shopping Centers			
1-N004	1-N004	Available (N004)	2,841
1-J001	J001	Alamo Ace Hardware	26,202
1-E005A	E005A	Betty's Nails	975
1-L001C	1-L001C	Big 5 (Currently Vacant - Unit L001C)	11,318
1-D001	D001	Carl's Jr.	4,008
1-C	C	Cheese Steak Shop	1,236
1-O003	O003	Crow Canyon Alterations	400
1-K012	K012	Dos Coyotes Border Cafe	3,836
1-E004	E004	European Wax Center	1,712
1-K002	K002	GameStop	1,916
1-K007	K007	General Nutrition Center	1,300
1-C004	C004	Habit Burger Grill	1,824
1-B-1	B-1	Happy Lemon	1,648
1-O004/5	O004/5	Ike's Love & Sandwiches	1,396
1-E007	E007	Jamba Juice	1,677
1-E001	E001	Kebab Shop	2,121
1-D	D	Kinja Sushi	4,046
1-M001/2	M001/2	Leslie's Poolmart	3,794
1-K010	K010	McCurley's Floor Center	4,033
1-O002	O002	Menchie's	1,074
1-E005B	E005B	Mr. Pickles	1,103
1-O006	O006	Nick's Boot & Shoe Repair	650
1-C001	C001	Panera Bread	4,150
1-N001/2	N001/2	Pasta Primavera	3,720
1-C003	C003	Peet's Coffee & Tea	2,035
1-L001A	L001A	Pho Hoa Noodle Soup&Jazen Tea	4,158
1-M012	M012	Pinkies Nail Salon	1,950
1-E003	E003	Pizza My Heart	1,300

Table 1 (Cont.): Land Use Assignment per City of San Ramon Municipal Code – Existing Condition

Floor/Unit	Unit	Tenant	Leased Area (SF)
1-O007	O007	Quality Hair Cuts	560
1-L001	1-L001	Rite Aid (Currently Vacant - Unit L001)	22,490
1-K004	K004	Saffron Grill	2,418
1-E002B	E002B	Sally Beauty	1,393
1-M003/7	M003/7	Salons by JC	8,511
1-N005	N005	ShamPooches	2,000
1-K011	K011	Spavia	2,852
1-J001A	J001A	Sprouts Farmers Market	31,656
1-K008	K008	Supercuts	1,293
1-F008	F008	Thai Taste	2,046
1-K009	K009	T-Mobile	2,145
1-G001	G001	Total Wine & More	14,942
Total Leased Area –Retail Complexes/Shopping Centers			**190,617**
Outdoor Sales Area			
1-J001	J001	Alamo Ace Hardware (Outdoor Storage)	4,522
Total Leased Area –Outdoor Sales Area			**4,522**
Fitness/Health Facility			
1-K005/6	K005/6	Club Pilates	1,948
1-F005	F005	F45	6,085
Total Leased Area –Fitness/Health Facility			**8,033**
Small-Scale Tutoring Center			
1-K001	K001	C2 Education Center	2,339
Total Leased Area –Small-Scale Tutoring Center			**2,339**
Doctor Office			
1-K003	K003	20/20 Optometry	1,793
1-F003	F003	IVXpress	2,055
1-F001	F001	One Medical	3,765
1-F004	F004	US Cryotherapy	2,372
Total Leased Area –Doctor Office			**9,985**

Table 1 (Cont.): Land Use Assignment per City of San Ramon Municipal Code – Existing Condition

Floor/Unit	Unit	Tenant	Leased Area (SF)
Professional Office			
1-M010	M010	Federal Realty	1,257
Total Leased Area –Professional Office			**1,257**
Banks / Financial Services			
1-3100	3100	Bank of America	6,500
1-A001	A001	Citibank	5,000
1-A	A	Comerica Bank	3,938
1-O001	O001	Chase	4,826
1-C002	C002	Pacific Service Credit Union	1,578
1-B001	B001	WELLS FARGO	4,620
Total Leased Area – Banks / Financial Services			**26,462**
Total Leased Area (SF)			**243,215**

Table 2: City of San Ramon Code-Based Parking Requirement Summary (Existing vs. Proposed Conditions)

Land Use Category (City Municipal Code)	Unit	Size/Quantity[1]	Code Parking Rate	Code-Calculated Parking (Spaces)[2]
Existing Conditions – Code-Based Parking Requirement by Land Use[3]				
Retail Complexes/Shopping Centers	SF	190,617	1 space / 250 SF	763
Outdoor Sales Area	SF	4,522	1 space / 200 SF	23
Fitness/Health Facility	SF	8,033	1 space / 250 SF	33
Small-Scale Tutoring Center	SF	2,339	1 space / 250 SF	10
Doctor Office	SF	9,985	1 space / 200 SF	50
Professional Office	SF	1,257	1 space / 250 SF	6
Banks / Financial Services	SF	26,462	1 space / 200 SF	133
Outdoor Dining Seating	Seats	440	1 space / 3 Outdoor Seats[4]	143
			Existing Tenant Parking Requirement [A]	**1,161**
			Total Existing Leased Area (SF)	**243,215**
Proposed Conditions – Code-Based Parking Requirement by Land Use[5]				
Retail Complexes/Shopping Centers	SF	156,809	1 space / 250 SF	628
Outdoor Sales Area	SF	4,522	1 space / 200 SF	23
Fitness/Health Facility	SF	8,033	1 space / 250 SF	33
Small-Scale Tutoring Center	SF	2,339	1 space / 250 SF	10
Doctor Office	SF	9,985	1 space / 200 SF	50
Professional Office	SF	1,257	1 space / 250 SF	6
Banks / Financial Services	SF	26,462	1 space / 200 SF	133
Outdoor Dining Seating	Seats	440	1 space / 3 Outdoor Seats[4]	143
Fitness/Health Facility (Proposed Project)	SF	33,808	1 space / 250 SF	136
			Proposed Conditions Parking Requirement [B]	**1,162**
			Total Proposed Leased Area (SF)	**243,215**
			Net Change in Parking Demand (Existing vs. Proposed) [B] - [A]	**1**
			Total Required Parking (Proposed Conditions)	**1,162**
			Adjusted Required Parking (with 10% Approved Variance)[6]	**1,046**
			Parking Supply Provided	**1,029**
			Parking Surplus / (Deficit)	**(17)**

* Parking demand for the project site is calculated using the Retail Complex parking requirement as a baseline, consistent with shared parking conditions. Adjustments are applied only for land uses that require parking at a rate greater than the retail standard, in accordance with the City of San Ramon Municipal Code.

[1] Size represents gross floor area (SF) for building uses and number of seats for uses such as outdoor dining.

[2] Code-calculated parking is based on the applicable parking ratios provided in the City of San Ramon Municipal Code for each land use category.

[3] Existing conditions include the previously occupied Rite Aid and Big 5 Sporting Goods tenant spaces.

[4] Parking requirement for outdoor dining seating is based on Zoning Administrator Order No. 05-23, which specifies that parking shall be calculated at a rate of one (1) space per three (3) outdoor seats beyond 13 seats, consistent with the City of San Ramon Zoning Ordinance (Table 3-8). Based on 440 outdoor seats, this results in a requirement of 143 parking spaces.

[5] Proposed conditions reflect the conversion of the former Rite Aid (22,476 SF) and Big 5 Sporting Goods (11,307 SF) tenant spaces to a fitness/health facility totaling 33,786 SF. All other tenant uses remain unchanged.

[6] Adjusted required parking reflects a 10 percent reduction permitted under the approved Development Plan (DP 3003-83) for Crow Canyon Commons, as approved by Contra Costa County, applied to the total code-required parking.

Shared Parking Analysis – ITE Parking Demand Evaluation

A shared parking analysis was also conducted to evaluate parking demand under both existing and proposed conditions using applicable land use categories from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition* (2023). The ITE *Parking Generation Manual* is an industry standard publication that presents observed parking demand data for various land uses in a variety of geographic and operational settings. The manual provides weekday and weekend parking demand rates and time-of-day demand distributions based on empirical survey data. These data are used to estimate peak parking demand and to determine whether the proposed parking supply is sufficient to serve the Project.

Under existing conditions, parking demand was estimated based on the current tenant mix within the Crow Canyon Commons shopping center. As shown in Table 3, each tenant was assigned an appropriate ITE land use category, and the corresponding floor area was used to calculate parking demand. Tenant spaces were grouped by land use type to reflect the overall composition of the center. As shown in Table 4, based on ITE rates, the total estimated parking demand under existing conditions is 861 spaces during the weekday and 964 spaces during the weekend.

Under proposed conditions, the analysis reflects the continuation of existing tenant uses that would remain on-site, together with the conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces to a health/fitness facility (ITE Land Use Code 492). Parking demand for the proposed fitness facility was calculated based on the proposed floor area, and all other tenant uses remained consistent with existing conditions. The future condition therefore represents a combined demand of existing tenants plus the proposed project. As shown in Table 4, based on ITE rates, the total estimated parking demand for the shopping center under proposed conditions is 967 spaces during the weekday and 1,016 spaces during the weekend.

The net change in parking demand associated with the proposed Project was calculated by comparing proposed conditions to existing conditions. As shown in Table 4, the Project would result in an increase in parking demand of 106 spaces during the weekday and 52 spaces during the weekend. This increase is primarily attributable to the higher parking demand associated with the fitness/health facility relative to the previous retail uses.

The shopping center currently provides a total of 1,029 parking spaces. When compared to the estimated demand under proposed conditions, the shopping center would operate with a surplus of 62 spaces during the weekday and 13 spaces during the weekend. Accordingly, the existing parking supply is sufficient to accommodate the proposed project under both weekday and weekend conditions.

Detailed information regarding the assignment of ITE land use categories to each tenant, along with the corresponding parking calculations, peak hour demand estimates, and distribution of parking demand throughout the day, is provided in Attachment B. This Attachment also documents the assumptions applied for each land use in the analysis.

Table 3: Land Use Assignment per ITE Code – Existing Condition

Floor/Unit	Unit	Tenant	Typical ITE Code	Leased Area (SF)
Health/Fitness Club (492)				
1-F005	F005	F45	492	6,085
1-K011	K011	Spavia	492	2,852
1-K005/6	K005/6	Club Pilates	492	1,948
Total Leased Area – Health/Fitness Club (492)				**10,885**
General Office Building (710)				
1-K001	K001	C2 Education Center	710	2,339
1-M010	M010	Federal Realty	710	1,257
Total Leased Area – General Office Building (710)				**3,596**
Medical-Dental Office Building (720)				
1-K003	K003	20/20 Optometry	720	1,793
1-F003	F003	IVXpress	720	2,055
1-F001	F001	One Medical	720	3,765
1-F004	F004	US Cryotherapy	720	2,372
Total Leased Area – Medical-Dental Office Building (720)				**9,985**
Shopping Center (>150k) (820)				
1-N004	1-N004	Available (N004)	820	2,841
1-E005A	E005A	Betty's Nails	820	975
1-O003	O003	Crow Canyon Alterations	820	400
1-E004	E004	European Wax Center	820	1,712
1-K002	K002	GameStop	820	1,916
1-K007	K007	General Nutrition Center	820	1,300
1-M001/2	M001/2	Leslie's Poolmart	820	3,794
1-O006	O006	Nick's Boot & Shoe Repair	820	650
1-M012	M012	Pinkies Nail Salon	820	1,950
1-O007	O007	Quality Hair Cuts	820	560
1-E002B	E002B	Sally Beauty	820	1,393
1-M003/7	M003/7	Salons by JC	820	8,511
1-N005	N005	ShamPooches	820	2,000
1-K008	K008	Supercuts	820	1,293
1-K009	K009	T-Mobile	820	2,145
Total Leased Area – Shopping Center (>150k) (820)				**31,440**
Supermarket (850)				
1-J001A	J001A	Sprouts Farmers Market	850	31,656
Total Leased Area – Supermarket (850)				**31,656**
Pharmacy/Drugstore without Drive-Through Window (880)				
1-L001	1-L001	Rite Aid (Currently Vacant - Unit L001)	880	22,490
Total Leased Area – Pharmacy/Drugstore without Drive-Through Window (880)				**22,490**
Sporting Goods Superstore (861)				
1-L001C	1-L001C	Big 5 (Currently Vacant - Unit L001C)	861	11,318
Total Leased Area – Sporting Goods Superstore (861)				**11,318**

Table 3 (Cont.): Land Use Assignment per ITE Code – Existing Condition

Floor/Unit	Unit	Tenant	Typical ITE Code	Leased Area (SF)
Home Improvement Store (862)				
1-J001	J001	Alamo Ace Hardware	862	26,202
1-J001	J001	Alamo Ace Hardware (Outdoor Storage)	862	4,522
Total Leased Area – Home Improvement Store (862)				**30,724**
Furniture Store (890)				
1-K010	K010	McCurley's Floor Center	890	4,033
Total Leased Area – Furniture Store (890)				**4,033**
Liquor Store (899)				
1-G001	G001	Total Wine & More	899	14,942
Total Leased Area – Liquor Store (899)				**14,942**
Drive-In Bank (912)				
1-3100	3100	Bank of America	912	6,500
1-A001	A001	Citibank	912	5,000
1-A	A	Comerica Bank	912	3,938
1-O001	O001	Chase	912	4,826
1-C002	C002	Pacific Service Credit Union	912	1,578
1-B001	B001	WELLS FARGO	912	4,620
Total Leased Area – Drive-In Bank (912)				**26,462**
Fast Casual Restaurant (930)				
1-C	C	Cheese Steak Shop	930	1,236
1-C004	C004	Habit Burger Grill	930	1,824
1-O004/5	O004/5	Ike's Love & Sandwiches	930	1,396
1-E005B	E005B	Mr. Pickles	930	1,103
1-E006	E006	Panda Express	930	1,888
1-C001	C001	Panera Bread	930	4,150
1-E003	E003	Pizza My Heart	930	1,300
1-E001	E001	Kebab Shop	930	2,121
Total Leased Area – Fast Casual Restaurant (930)				**15,018**
High-Turnover (Sit-Down) Restaurant (932)				
1-K012	K012	Dos Coyotes Border Cafe	932	3,836
1-D	D	Kinja Sushi	932	4,046
1-N001/2	N001/2	Pasta Primavera	932	3,720
1-L001A	L001A	Pho Hoa Noodle Soup&Jazen Tea	932	4,158
1-K004	K004	Saffron Grill	932	2,418
1-F008	F008	Thai Taste	932	2,046
Total Leased Area – High-Turnover (Sit-Down) Restaurant (932)				**20,224**
Fast Food Restaurant with Drive-Through Window (934)				
1-D001	D001	Carl's Jr.	934	4,008
Total Leased Area – Fast Food Restaurant with Drive-Through Window (934)				**4,008**

Table 3 (Cont.): Land Use Assignment per ITE Code – Existing Condition

Floor/Unit	Unit	Tenant	Typical ITE Code	Leased Area (SF)
Coffee/Donut Shop without Drive-Through Window (936)				
1-C003	C003	Peet's Coffee & Tea	936	2,035
1-E007	E007	Jamba Juice	936	1,677
1-O002	O002	Menchie's	936	1,074
Total Leased Area – Coffee/Donut Shop without Drive-Through Window (936)				**4,786**
Coffee/Donut Shop with Drive-Through Window (937)				
1-B-1	B-1	Happy Lemon	937	1,648
Total Leased Area – Coffee/Donut Shop with Drive-Through Window (937)				**1,648**
Total Leased Area (SF)				**243,215**

Table 4: ITE-Based Parking Demand Summary
(Existing and Proposed Conditions – Weekday and Weekend)

Land Use Category (ITE Code)	Floor Area (SF)	Required Parking – Weekday (Spaces)	Required Parking – Weekend (Spaces)
Existing Conditions – Parking Demand by Land Use[1]			
Health/Fitness Club (492)	10,885	57	38
General Office Building (710)	3,596	8	1
Medical-Dental Office Building (720)	9,985	27	6
Shopping Center (>150k) (820)	31,440	53	77
Supermarket (850)	31,656	79	93
Pharmacy/Drugstore without Drive-Through Window (880)	22,490	56	41
Sporting Goods Superstore (861)	11,318	14	25
Home Improvement Superstore (862)	30,724	29	100
Furniture Store (890)	4,033	2	4
Liquor Store (899)	14,942	27	21
Drive-In Bank (912)	26,462	90	85
Fast Casual Restaurant (930)	15,018	147	120
High-Turnover (Sit-Down) Restaurant (932)	20,224	182	234
Fast Food Restaurant with Drive-Through Window (934)	4,008	31	34
Coffee/Donut Shop without Drive-Through Window (936)	4,786	50	70
Coffee/Donut Shop with Drive-Through Window (937)	1,648	9	15
Existing Tenant Parking Requirement [A]		**861**	**964**
Total Existing Leased Area (SF)		**243,215**	
Proposed Conditions (Existing Tenants Plus Fitness Facility Conversion)[2]			
Health/Fitness Club (492) – Existing Tenant[3]	10,885	57	38
General Office Building (710)	3,596	8	1
Medical-Dental Office Building (720)	9,985	27	6
Shopping Center (>150k) (820)	31,440	53	77
Supermarket (850)	31,656	79	93
Home Improvement Superstore (862)	30,724	29	100
Furniture Store (890)	4,033	2	4
Liquor Store (899)	14,942	27	21
Drive-In Bank (912)	26,462	90	85
Fast Casual Restaurant (930)	15,018	147	120
High-Turnover (Sit-Down) Restaurant (932)	20,224	182	234
Fast Food Restaurant with Drive-Through Window (934)	4,008	31	34
Coffee/Donut Shop without Drive-Through Window (936)	4,786	50	70
Coffee/Donut Shop with Drive-Through Window (937)	1,648	9	15
Health/Fitness Club (492) – Proposed Project (Replacement of Rite Aid/Big 5)[3]	33,808	176	118
Proposed Project Parking Requirement [B]		**967**	**1016**
Total Proposed Leased Area (SF)		**243,215**	
Net Change in Parking Demand (Existing vs. Proposed) [B] - [A]		**106**	**52**
Total Required Parking (Proposed Conditions)		**967**	**1,016**
Parking Supply Provided		**1,029**	**1,029**
Parking Surplus / (Deficit)		**62**	**13**

[1] Parking demand for existing tenant uses was estimated using applicable Institute of Transportation Engineers (ITE) land use categories. Tenant floor areas were grouped by land use, and corresponding parking demand was calculated based on ITE parking rates for weekday and weekend conditions.

[2] Future condition parking demand reflects the existing tenant uses that would remain on-site together with the proposed conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces to a health/fitness facility. Parking demand was estimated using applicable ITE land use categories based on the corresponding floor areas.

[3] The existing health/fitness club represents a current tenant within the shopping center. The proposed health/fitness facility represents the conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces and is shown separately to distinguish existing tenant demand from proposed project demand.

Hourly Shared Parking Demand Analysis

Based off of the ITE *Parking Generation Manual* and land use categories, the shared parking analysis was extended to evaluate hourly parking demand patterns throughout the day under both weekday and weekend conditions. This analysis reflects the combined parking demand of existing tenants and the proposed fitness facility and compares it to the available parking supply. A detailed time-of-day demand distribution table for all land uses, as applied to the tenant mix based on ITE data, is provided in Attachment B.

Weekday Conditions

Table 5 and Figure 3 present the estimated weekday hourly shared parking demand and supply comparison. As shown, parking demand gradually increases throughout the morning hours, reflecting typical retail and commercial activity, and reaches a peak during the midday period. The highest parking demand occurs at approximately 12:00 PM, with a total demand of 790 spaces. During this peak period, the available parking supply of 1,029 spaces results in a surplus of 239 spaces.

Throughout the remainder of the day, parking demand fluctuates based on the varying peak periods of different land uses within the shopping center. Retail and restaurant uses contribute to higher demand during midday and early evening hours, while the fitness facility contributes to increased demand during late afternoon and evening periods. However, as illustrated in both Table 5 and Figure 3, the total parking demand remains below the available parking supply during all weekday time periods, and no parking deficit is observed.

Weekend Conditions

Table 6 and Figure 4 also present the estimated weekend hourly shared parking demand and supply comparison. Similar to weekday conditions, parking demand increases during the morning and reaches its peak during the midday to early afternoon period. The highest parking demand occurs at approximately 1:00 PM, with a total demand of 899 spaces. At this time, the available parking supply results in a surplus of 130 spaces.

During weekend conditions, higher parking demand is observed compared to weekday conditions, primarily due to increased retail and dining activity. Despite this increase, the shared parking characteristics of the shopping center continue to effectively distribute demand throughout the day. As shown in Table 6 and Figure 4, parking demand remains below the available parking supply during all analyzed time periods, and no parking deficits are anticipated.

Overall, the shared parking analysis demonstrates that the combination of complementary land uses within the shopping center results in staggered peak parking demand periods, allowing the site to efficiently utilize the available parking supply. Based on the analysis, the existing parking supply is sufficient to accommodate the combined demand of existing tenants and the proposed fitness facility under both weekday and weekend conditions.

Table 5: Weekday Hourly Shared Parking Demand and Supply Comparison (Existing Tenants and Proposed Project)

Time-of-Day	Existing Tenant Demand (Spaces)[1]	Proposed Project Demand (Spaces)[2]	Total Parking Demand (Spaces)[3]	Parking Supply (Spaces)[4]	Surplus / (Deficit) (Spaces)
12:00 AM	0	0	0	1,029	1,029
1:00 AM	0	0	0	1,029	1,029
2:00 AM	0	0	0	1,029	1,029
3:00 AM	0	0	0	1,029	1,029
4:00 AM	0	0	0	1,029	1,029
5:00 AM	0	0	0	1,029	1,029
6:00 AM	0	0	0	1,029	1,029
7:00 AM	59	0	59	1,029	970
8:00 AM	240	0	240	1,029	789
9:00 AM	312	0	312	1,029	717
10:00 AM	487	115	602	1,029	427
11:00 AM	539	99	638	1,029	391
12:00 PM	705	85	**790**	1,029	**239**
1:00 PM	658	83	741	1,029	288
2:00 PM	525	76	601	1,029	428
3:00 PM	490	88	578	1,029	451
4:00 PM	458	127	585	1,029	444
5:00 PM	514	164	678	1,029	351
6:00 PM	535	176	711	1,029	318
7:00 PM	428	155	583	1,029	446
8:00 PM	243	0	243	1,029	786
9:00 PM	74	0	74	1,029	955
10:00 PM	21	0	21	1,029	1,008
11:00 PM	0	0	0	1,029	1,029

[1] Existing tenant parking demand was estimated using applicable ITE land use categories from the ITE Parking Generation Manual, 6th Edition (2023). The analysis assumes that existing tenant uses would remain unchanged under proposed conditions. Time-of-day demand factors were applied and aggregated across all tenants.

[2] Proposed project parking demand reflects the conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces to a health/fitness facility. Parking demand was estimated using the applicable ITE land use category based on the proposed floor area and corresponding time-of-day demand factors.

[3] Total combined parking demand represents the sum of existing tenant and Project parking demand for each time period.

[4] Parking supply reflects the total number of available on-site parking spaces.

Figure 3: Weekday Hourly Shared Parking Demand and Supply Comparison (Existing and Proposed Conditions)

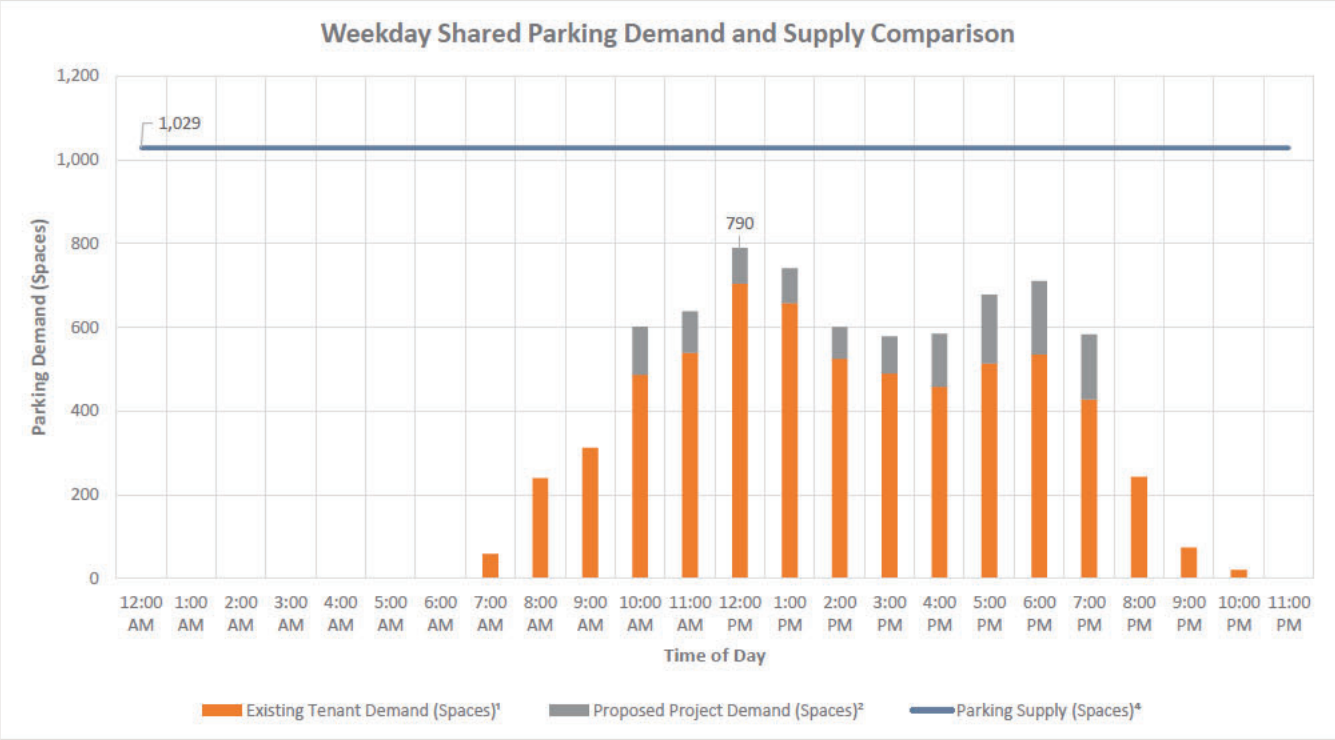


Table 6: Weekend Hourly Shared Parking Demand and Supply Comparison (Existing Tenants and Proposed Project)

Time-of-Day	Existing Tenant Demand (Spaces)[1]	Proposed Project Demand (Spaces)[2]	Total Parking Demand (Spaces)[3]	Parking Supply (Spaces)[4]	Surplus / (Deficit) (Spaces)
12:00 AM	0	0	0	1,029	1,029
1:00 AM	0	0	0	1,029	1,029
2:00 AM	0	0	0	1,029	1,029
3:00 AM	0	0	0	1,029	1,029
4:00 AM	0	0	0	1,029	1,029
5:00 AM	0	0	0	1,029	1,029
6:00 AM	0	0	0	1,029	1,029
7:00 AM	87	0	87	1,029	942
8:00 AM	267	90	357	1,029	672
9:00 AM	358	117	475	1,029	554
10:00 AM	598	118	716	1,029	313
11:00 AM	732	109	841	1,029	188
12:00 PM	795	93	888	1,029	141
1:00 PM	805	94	**899**	1,029	**130**
2:00 PM	758	84	842	1,029	187
3:00 PM	647	83	730	1,029	299
4:00 PM	572	80	652	1,029	377
5:00 PM	567	71	638	1,029	391
6:00 PM	450	67	517	1,029	512
7:00 PM	296	0	296	1,029	733
8:00 PM	223	0	223	1,029	806
9:00 PM	61	0	61	1,029	968
10:00 PM	24	0	24	1,029	1,005
11:00 PM	0	0	0	1,029	1,029

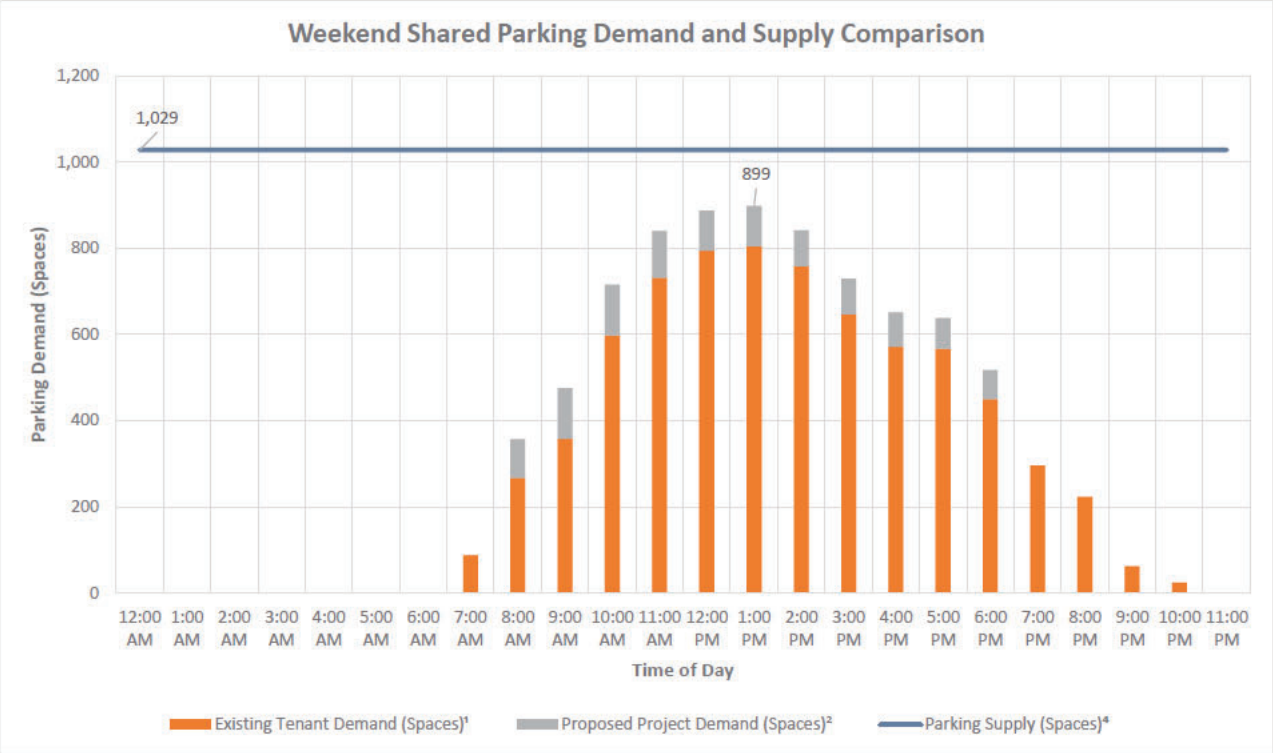
[1] Existing tenant parking demand was estimated using applicable ITE land use categories from the ITE Parking Generation Manual, 6th Edition (2023). The analysis assumes that existing tenant uses would remain unchanged under proposed conditions. Time-of-day demand factors were applied and aggregated across all tenants.

[2] Proposed project parking demand reflects the conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces to a health/fitness facility. Parking demand was estimated using the applicable ITE land use category based on the proposed floor area and corresponding time-of-day demand factors.

[3] Total combined parking demand represents the sum of existing tenant and Project parking demand for each time period.

[4] Parking supply reflects the total number of available on-site parking spaces.

Figure 4: Weekend Hourly Shared Parking Demand and Supply Comparison (Existing and Proposed Conditions)



Conclusion

The proposed Project involves the conversion of the former Rite Aid and Big 5 Sporting Goods tenant spaces to a fitness and wellness facility within the existing Crow Canyon Commons shopping center.

Based on the City of San Ramon Municipal Code parking requirements, the total required parking under existing conditions is estimated at 1,161 spaces, while the proposed condition results in a requirement of 1,162 spaces, reflecting a net increase of 1 parking space. It should be noted that the one-space increase in the parking requirement is attributable to rounding differences between the existing and proposed calculations. Under existing conditions, the Rite Aid and Big 5 uses were grouped under a single retail category and rounded as a combined value. Under proposed conditions, these uses are converted to a fitness use and calculated separately, resulting in independent rounding. Although the total square footage and applicable parking rates remain effectively consistent, the separation of calculations leads to a nominal increase of one parking space due solely to rounding.

Based on the approved Development Plan (DP 3003-83) for Crow Canyon Commons, as approved by Contra Costa County, a parking variance permits a 10 percent reduction in the total code-required parking supply. Applying this reduction to the calculated parking requirement of 1,162 spaces under proposed conditions results in an adjusted requirement of 1,046 parking spaces.

The Project site provides a total of 1,029 parking spaces. Accordingly, after considering the 10 percent adjusted parking requirement (1,046 parking spaces), the Project would result in a parking deficit of 17 spaces.

However, the City Code parking requirements are based on static parking ratios and do not account for variations in parking demand by time of day or the shared nature of parking within a multi-tenant commercial center. To provide a more realistic evaluation of parking demand, an analysis was conducted using the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition* (2023). The ITE-based evaluation indicates that, although the Project results in a net increase in parking demand of 106 spaces during the weekday (to 967 spaces) and 52 spaces during the weekend (to 1,016 spaces), the total parking demand remains within the available parking supply of 1,029 spaces under both conditions.

A detailed shared parking analysis was also conducted to evaluate hourly parking demand patterns throughout the day. The results demonstrate that parking demand varies by land use and time of day, resulting in staggered peak demand periods across the shopping center. Under weekday conditions, peak parking demand occurs at approximately 12:00 PM, with a total demand of 790 spaces, while under weekend conditions, peak demand occurs at approximately 1:00 PM, with a total demand of 899 spaces. In both cases, sufficient surplus parking remains available.

Overall, the analysis demonstrates that the shared parking characteristics of the shopping center allow for efficient utilization of the available parking supply. Although the Project results in an apparent parking deficit under City Code requirements, the ITE-based and shared parking analyses indicate that the existing parking supply is sufficient to accommodate the combined demand of existing tenants and the proposed fitness facility.

Accordingly, the Project is not expected to result in a parking deficiency under typical operating conditions, and no additional parking supply or parking-related improvements are required.

ATTACHMENT A –APPLICANT-PROVIDED TENANT ROSTER AND FLOOR AREA SUMMARY

Floor/Unit	Unit	Tenant Name	Tenant DBA	GLA (SF)
1-3100	3100	Bank of America	Bank of America	6,500
1-A	A	Comerica Bank	Comerica Bank	3,938
1-A001	A001	Citibank	Citibank	5,000
1-B001	B001	WELLS FARGO	WELLS FARGO	4,620
1-B-1	B-1	Happy Lemon	Happy Lemon	1,648
1-C	C	Cheese Steak Shop	Cheese Steak Shop	1,236
1-C001	C001	Panera Bread	Panera Bread	4,150
1-C002	C002	Pacific Service Credit Union	Pacific Service Credit Union	1,578
1-C003	C003	Peet's Coffee & Tea	Peet's Coffee & Tea	2,035
1-C004	C004	Habit Burger Grill	Habit Burger Grill	1,824
1-D	D	Kinja Sushi	Kinja Sushi	4,046
1-D001	D001	Carl's Jr.	Carl's Jr.	4,008
1-E001	E001	Kebab Shop	Kebab Shop	2,121
1-E002B	E002B	Sally Beauty	Sally Beauty	1,393
1-E003	E003	Pizza My Heart	Pizza My Heart	1,300
1-E004	E004	European Wax Center	European Wax Center	1,712
1-E005A	E005A	Betty's Nails	Betty's Nails	975
1-E005B	E005B	Mr. Pickles	Mr. Pickles	1,103
1-E006	E006	Panda Express	Panda Express	1,888
1-E007	E007	Jamba Juice	Jamba Juice	1,677
1-F001	F001	One Medical	One Medical	3,765
1-F003	F003	IVXpress	IVXpress	2,055
1-F004	F004	US Cryotherapy	US Cryotherapy	2,372
1-F005	F005	F45	F45	6,085
1-F008	F008	Thai Taste	Thai Taste	2,046
1-G001	G001	Total Wine & More	Total Wine & More	14,942
1-J001	J001	Alamo Ace Hardware	Alamo Ace Hardware	26,202
1-J002	J002	Alamo Ace Hardware (Outdoor Storage)	Alamo Ace Hardware (Outdoor Storage)	4,522
1-J001A	J001A	Sprouts Farmers Market	Sprouts Farmers Market	31,656
1-K001	K001	C2 Education Center	C2 Education Center	2,339
1-K002	K002	GameStop	GameStop	1,916
1-K003	K003	20/20 Optometry	20/20 Optometry	1,793
1-K004	K004	Saffron Grill	Saffron Grill	2,418
1-K005/6	K005/6	Club Pilates	Club Pilates	1,948
1-K007	K007	General Nutrition Center	General Nutrition Center	1,300
1-K008	K008	Supercuts	Supercuts	1,293
1-K009	K009	T-Mobile	T-Mobile	2,145
1-K010	K010	McCurley's Floor Center	McCurley's Floor Center	4,033
1-K011	K011	Spavia	Spavia	2,852
1-K012	K012	Dos Coyotes Border Cafe	Dos Coyotes Border Cafe	3,836
1-L001	L001	**Available**		22,490
1-L001A	L001A	Pho Hoa Noodle Soup&Jazen Tea	Pho Hoa Noodle Soup&Jazen Tea	4,158
1-L001C	L001C	**Available**		11,318
1-M001/2	M001/2	Leslie's Poolmart	Leslie's Poolmart	3,794

1-M003/7	M003/7	Salons by JC	Salons by JC	8,511
1-M010	M010	Federal Realty	Federal Realty	1,257
1-M012	M012	Pinkies Nail Salon	Pinkies Nail Salon	1,950
1-N001/2	N001/2	Pasta Primavera	Pasta Primavera	2,633
1-N003	N003	Pasta Primavera	Pasta Primavera	1,087
1-N004	N004	Available		2,841
1-N005	N005	ShamPooches	ShamPooches	2,000
1-O001	O001	Chase	Chase	4,826
1-O002	O002	Menchie's	Menchie's	1,074
1-O003	O003	Crow Canyon Alterations	Crow Canyon Alterations	400
1-O004/5	O004/5	Ike's Love & Sandwiches	Ike's Love & Sandwiches	1,396
1-O006	O006	Nick's Boot & Shoe Repair	Nick's Boot & Shoe Repair	650
1-O007	O007	Quality Hair Cuts	Quality Hair Cuts	560

ATTACHMENT B – DETAILED ITE PARKING DEMAND CALCULATIONS, INPUTS, AND TIME-OF-DAY FACTORS

Shared Parking Demand Analysis[1] – Health/Fitness Club (ITE 492)

Time-of-Day	Land Use			
	Health/Fitness Club (492)			
	Weekday[2]		Weekend[3]	
	Parking Rate	5.20	Parking Rate	3.48
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	10.885	Floor Area (TSF)	10.885
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	57		38	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	76%	29
9:00 AM	0%	0	99%	38
10:00 AM	65%	38	100%	38
11:00 AM	56%	32	92%	35
12:00 PM	48%	28	78%	30
1:00 PM	47%	27	79%	31
2:00 PM	43%	25	71%	27
3:00 PM	50%	29	70%	27
4:00 PM	72%	42	67%	26
5:00 PM	93%	54	60%	23
6:00 PM	100%	57	56%	22
7:00 PM	88%	51	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			57	
Peak Hour Parking Demand – Weekend (Spaces)			38	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 492 (Health/Fitness Club).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 492 (Health/Fitness Club).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 492 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – General Office Building (ITE 710)

Time-of-Day	Land Use: Office (710)			
	Weekday[2]		Weekend[3]	
	Parking Rate	1.95	Parking Rate	0.26
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	3.596	Floor Area (TSF)	3.596
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	8		1	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	13%	2	13%	1
8:00 AM	47%	4	47%	1
9:00 AM	87%	7	87%	1
10:00 AM	99%	8	99%	1
11:00 AM	100%	8	100%	1
12:00 PM	86%	7	86%	1
1:00 PM	84%	7	84%	1
2:00 PM	93%	8	93%	1
3:00 PM	93%	8	93%	1
4:00 PM	85%	7	85%	1
5:00 PM	57%	5	57%	1
6:00 PM	21%	2	21%	1
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			8	
Peak Hour Parking Demand – Weekend (Spaces)			1	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 710 (Office).

3 The weekend parking rate was derived based on ITE guidance indicating that weekend demand is approximately 13% of the weekday parking rate for Land Use 710 (Office).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 710 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Medical-Dental Office Building (ITE 720)

Time-of-Day	Land Use: Medical-Dental Office (720)			
	Weekday[2]		Weekend[3]	
	Parking Rate	2.63	Parking Rate	0.58
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	9.985	Floor Area (TSF)	9.985
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	27		6	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	17%	5	17%	2
8:00 AM	47%	13	47%	3
9:00 AM	82%	23	82%	5
10:00 AM	96%	26	96%	6
11:00 AM	100%	27	100%	6
12:00 PM	88%	24	88%	6
1:00 PM	87%	24	87%	6
2:00 PM	92%	25	92%	6
3:00 PM	90%	25	90%	6
4:00 PM	86%	24	86%	6
5:00 PM	55%	15	55%	4
6:00 PM	0%	0	0%	0
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			27	
Peak Hour Parking Demand – Weekend (Spaces)			6	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 720 (Medical-Dental Office).

3 The weekend parking rate was derived based on ITE guidance indicating that weekend demand is approximately 22% of the weekday parking rate for Land Use 720 (Medical-Dental Office).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 720 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Shopping Center (>150k) (ITE 820)

Time-of-Day	Land Use			
	Shopping Center (>150k) (820)			
	Weekday[2]		Weekend[3]	
	Parking Rate	1.67	Parking Rate	2.43
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	31.440	Floor Area (TSF)	31.440
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	53		77	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	0%	0	0%	0
10:00 AM	47%	25	67%	52
11:00 AM	69%	37	84%	65
12:00 PM	97%	52	94%	73
1:00 PM	100%	53	98%	76
2:00 PM	94%	50	100%	77
3:00 PM	87%	47	91%	71
4:00 PM	82%	44	72%	56
5:00 PM	84%	45	59%	46
6:00 PM	82%	44	0%	0
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			53	
Peak Hour Parking Demand – Weekend (Spaces)			77	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday) and Saturday conditions, respectively.

2 Weekday (Monday through Thursday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 820 (Shopping Center (>150k)).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 820 (Shopping Center (>150k)).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday-Thursday) parking demand percentages are based on data for the Land Use 820 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Supermarket (ITE 850)

Time-of-Day	Land Use			
	Supermarket (850)			
	Weekday[2]		Weekend[3]	
	Parking Rate	2.47	Parking Rate	2.93
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	31.656	Floor Area (TSF)	31.656
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	79		93	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	0%	0	0%	0
10:00 AM	56%	45	81%	76
11:00 AM	67%	53	92%	86
12:00 PM	86%	68	98%	92
1:00 PM	87%	69	100%	93
2:00 PM	93%	74	98%	92
3:00 PM	95%	76	100%	93
4:00 PM	92%	73	93%	87
5:00 PM	95%	76	96%	90
6:00 PM	100%	79	0%	0
7:00 PM	78%	62	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			79	
Peak Hour Parking Demand – Weekend (Spaces)			93	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday) and Saturday conditions, respectively.

2 Weekday (Monday through Thursday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 850 (Supermarket).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 850 (Supermarket).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday-Thursday) parking demand percentages are based on data for for the Land Use 850 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Sporting Goods Superstore (ITE 861)

Time-of-Day	Land Use			
	Sporting Goods Superstore (861)			
	Weekday[2]		Weekend[3]	
	Parking Rate	1.20	Parking Rate	2.18
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	11.318	Floor Area (TSF)	11.318
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	14		25	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	29%	5	2%	1
9:00 AM	45%	7	11%	3
10:00 AM	63%	9	35%	9
11:00 AM	81%	12	60%	15
12:00 PM	87%	13	72%	18
1:00 PM	97%	14	83%	21
2:00 PM	100%	14	91%	23
3:00 PM	98%	14	96%	24
4:00 PM	89%	13	100%	25
5:00 PM	86%	13	92%	23
6:00 PM	78%	11	84%	21
7:00 PM	0%	0	76%	19
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			14	
Peak Hour Parking Demand – Weekend (Spaces)			25	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Sporting Goods Superstore (861).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 861 (Sporting Goods Superstore).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for for the Land Use 861 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Home Improvement Superstore (ITE 862)

Time-of-Day	Land Use			
	Home Improvement Superstore (862)			
	Weekday[2]		Weekend[3]	
	Parking Rate	0.93	Parking Rate	3.24
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	30.724	Floor Area (TSF)	30.724
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	29		100	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	18%	6	0%	0
8:00 AM	36%	11	0%	0
9:00 AM	57%	17	0%	0
10:00 AM	86%	25	59%	59
11:00 AM	99%	29	95%	95
12:00 PM	100%	29	100%	100
1:00 PM	97%	29	98%	98
2:00 PM	98%	29	95%	95
3:00 PM	92%	27	97%	97
4:00 PM	87%	26	88%	88
5:00 PM	79%	23	77%	77
6:00 PM	76%	23	66%	66
7:00 PM	81%	24	0%	0
8:00 PM	90%	27	0%	0
9:00 PM	70%	21	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			29	
Peak Hour Parking Demand – Weekend (Spaces)			100	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Thursday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Home Improvement Superstore (862).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 862 (Home Improvement Superstore).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Friday) parking demand percentages are based on data for for the Land Use 862 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Pharmacy/Drugstore without Drive-Through Window (ITE 880)

Time-of-Day	Land Use			
	Pharmacy/Drugstore without Drive-Through Window (880)			
	Weekday[2]		Weekend[3]	
	Parking Rate	2.46	Parking Rate	1.82
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	22.490	Floor Area (TSF)	22.490
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	56		41	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	0%	0	0%	0
10:00 AM	0%	0	63%	26
11:00 AM	91%	51	79%	33
12:00 PM	88%	50	74%	31
1:00 PM	96%	54	84%	35
2:00 PM	100%	56	100%	41
3:00 PM	100%	56	84%	35
4:00 PM	100%	56	58%	24
5:00 PM	85%	48	53%	22
6:00 PM	55%	31	42%	18
7:00 PM	40%	23	26%	11
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			56	
Peak Hour Parking Demand – Weekend (Spaces)			41	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Pharmacy/Drugstore without Drive-Through Window (880).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 880 (Pharmacy/Drugstore without Drive-Through Window).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for ITE Land Use 881 (Pharmacy/Drugstore with Drive-Through Window) from the ITE Parking Generation Manual, 6th Edition (2023), due to the absence of time-of-day distribution data for Land Use 880.

Shared Parking Demand Analysis[1] – Furniture Store (ITE 890)

Time-of-Day	Land Use			
	Furniture Store (890)			
	Weekday[2]		Weekend[3]	
	Parking Rate	0.45	Parking Rate	0.85
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	4.033	Floor Area (TSF)	4.033
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	2		4	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	59%	2	0%	0
10:00 AM	67%	2	0%	0
11:00 AM	72%	2	0%	0
12:00 PM	100%	2	64%	3
1:00 PM	85%	2	64%	3
2:00 PM	85%	2	86%	4
3:00 PM	85%	2	100%	4
4:00 PM	90%	2	92%	4
5:00 PM	100%	2	0%	0
6:00 PM	59%	2	0%	0
7:00 PM	62%	2	0%	0
8:00 PM	49%	1	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			2	
Peak Hour Parking Demand – Weekend (Spaces)			4	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Furniture Store (890).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Furniture Store (890).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 890 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Liquor Store (ITE 899)

Time-of-Day	Land Use			
	Liquor Store (899)			
	Weekday[2]		Weekend[3]	
	Parking Rate	1.76	Parking Rate	1.34
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	14.942	Floor Area (TSF)	14.942
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	27		21	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	19%	6	0%	0
10:00 AM	50%	14	0%	0
11:00 AM	72%	20	50%	11
12:00 PM	50%	14	71%	15
1:00 PM	97%	27	93%	20
2:00 PM	75%	21	100%	21
3:00 PM	72%	20	86%	19
4:00 PM	78%	22	93%	20
5:00 PM	88%	24	79%	17
6:00 PM	100%	27	79%	17
7:00 PM	59%	16	0%	0
8:00 PM	53%	15	0%	0
9:00 PM	47%	13	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			27	
Peak Hour Parking Demand – Weekend (Spaces)			21	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Liquor Store (899).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Liquor Store (899).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday-Thursday) parking demand percentages are based on data for the Land Use 899 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Drive-In Bank (ITE 912)

Time-of-Day	Land Use			
	Drive-In Bank (912)			
	Weekday[2]		Weekend[3]	
	Parking Rate	3.40	Parking Rate	3.19
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	26.462	Floor Area (TSF)	26.462
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	90		85	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	25%	23	25%	22
9:00 AM	62%	56	62%	53
10:00 AM	87%	79	87%	74
11:00 AM	92%	83	92%	79
12:00 PM	90%	81	90%	77
1:00 PM	94%	85	94%	80
2:00 PM	93%	84	93%	80
3:00 PM	100%	90	100%	85
4:00 PM	86%	78	86%	74
5:00 PM	69%	63	69%	59
6:00 PM	34%	31	34%	29
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			90	
Peak Hour Parking Demand – Weekend (Spaces)			85	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Drive-In Bank (912).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Drive-In Bank (912).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 912 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Fast Casual Restaurant (ITE 930)

Time-of-Day	Land Use			
	Fast Casual Restaurant (930)			
	Weekday[2]		Weekend[3]	
	Parking Rate	9.77	Parking Rate	7.97
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	15.018	Floor Area (TSF)	15.018
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	147		120	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	5%	8	3%	4
9:00 AM	12%	18	7%	9
10:00 AM	14%	21	7%	9
11:00 AM	22%	33	27%	33
12:00 PM	100%	147	70%	84
1:00 PM	78%	115	80%	96
2:00 PM	40%	59	100%	120
3:00 PM	32%	48	57%	69
4:00 PM	26%	39	43%	52
5:00 PM	46%	68	60%	72
6:00 PM	77%	114	87%	105
7:00 PM	63%	93	53%	64
8:00 PM	34%	50	43%	52
9:00 PM	22%	33	33%	40
10:00 PM	14%	21	20%	24
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			147	
Peak Hour Parking Demand – Weekend (Spaces)			120	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Fast Casual Restaurant (930).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Fast Casual Restaurant (930).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 930 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – High-Turnover (Sit-Down) Restaurant (ITE 932)

Time-of-Day	Land Use: High-Turnover (Sit-Down) Restaurant (932)			
	Weekday[2]		Weekend[3]	
	Parking Rate	8.97	Parking Rate	11.53
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	20.224	Floor Area (TSF)	20.224
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	182		234	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	64%	117	55%	129
9:00 AM	74%	135	76%	178
10:00 AM	82%	150	91%	213
11:00 AM	89%	162	100%	234
12:00 PM	100%	182	97%	227
1:00 PM	86%	157	91%	213
2:00 PM	57%	104	73%	171
3:00 PM	44%	81	51%	120
4:00 PM	39%	71	43%	101
5:00 PM	62%	113	57%	134
6:00 PM	73%	133	66%	155
7:00 PM	95%	173	80%	188
8:00 PM	76%	139	62%	146
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			182	
Peak Hour Parking Demand – Weekend (Spaces)			234	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday) and Saturday conditions, respectively.

2 Weekday (Monday through Thursday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use High-Turnover (Sit-Down) Restaurant (932).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 932 (High-Turnover (Sit-Down) Restaurant).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday–Thursday) parking demand percentages are based on data for the Land Use 932 (Serving Breakfast, Lunch, and Dinner) from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Fast Food Restaurant with Drive-Through Window (ITE 934)

Time-of-Day	Land Use			
	Fast Food Restaurant with Drive-Through Window (934)			
	Weekday[2]		Weekend[3]	
	Parking Rate	7.51	Parking Rate	8.43
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	4.008	Floor Area (TSF)	4.008
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	31		34	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	0%	0
9:00 AM	0%	0	0%	0
10:00 AM	20%	7	0%	0
11:00 AM	40%	13	50%	17
12:00 PM	100%	31	84%	29
1:00 PM	93%	29	100%	34
2:00 PM	80%	25	94%	32
3:00 PM	53%	17	64%	22
4:00 PM	33%	11	64%	22
5:00 PM	40%	13	59%	21
6:00 PM	37%	12	100%	34
7:00 PM	20%	7	72%	25
8:00 PM	33%	11	72%	25
9:00 PM	20%	7	61%	21
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			31	
Peak Hour Parking Demand – Weekend (Spaces)			34	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday) and Saturday conditions, respectively.

2 Weekday (Monday through Thursday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use Fast-Food Restaurant with Drive-Through Window (934).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 934 (Fast-Food Restaurant with Drive-Through Window).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday–Thursday) parking demand percentages are based on data for the Land Use 934 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Coffee/Donut Shop without Drive-Through Window (ITE 936)

Time-of-Day	Land Use			
	Coffee/Donut Shop without Drive-Through Window (936)			
	Weekday[2]		Weekend[3]	
	Parking Rate	10.36	Parking Rate	14.44
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	4.786	Floor Area (TSF)	4.786
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	50		70	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	73%	37	100%	70
8:00 AM	100%	50	90%	63
9:00 AM	63%	32	80%	56
10:00 AM	57%	29	65%	46
11:00 AM	42%	21	62%	44
12:00 PM	39%	20	40%	28
1:00 PM	27%	14	32%	23
2:00 PM	0%	0	0%	0
3:00 PM	0%	0	0%	0
4:00 PM	0%	0	0%	0
5:00 PM	0%	0	0%	0
6:00 PM	0%	0	0%	0
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			50	
Peak Hour Parking Demand – Weekend (Spaces)			70	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Coffee/Donut Shop without Drive-Through Window (936).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Coffee/Donut Shop without Drive-Through Window (936).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday-Thursday) parking demand percentages are based on data for the Land Use 936 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Coffee/Donut Shop with Drive-Through Window (ITE 937)

Time-of-Day	Land Use: Coffee/Donut Shop with Drive-Through Window (937)			
	Weekday[2]		Weekend[3]	
	Parking Rate	5.10	Parking Rate	8.70
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	1.648	Floor Area (TSF)	1.648
	Total Parking Demand (Spaces)		Total Parking Demand (Spaces)	
	9		15	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	91%	9	91%	14
8:00 AM	100%	9	100%	15
9:00 AM	97%	9	97%	15
10:00 AM	97%	9	97%	15
11:00 AM	71%	7	71%	11
12:00 PM	77%	7	77%	12
1:00 PM	66%	6	66%	10
2:00 PM	54%	5	54%	9
3:00 PM	57%	6	57%	9
4:00 PM	63%	6	63%	10
5:00 PM	0%	0	0%	0
6:00 PM	0%	0	0%	0
7:00 PM	0%	0	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			9	
Peak Hour Parking Demand – Weekend (Spaces)			15	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Thursday/Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Coffee/Donut Shop with Drive-Through Window (937).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Coffee/Donut Shop with Drive-Through Window (937).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day (Monday-Thursday) parking demand percentages are based on data for the Land Use 937 from the ITE Parking Generation Manual, 6th Edition (2023).

Shared Parking Demand Analysis[1] – Health/Fitness Club (ITE 492)
Proposed Project

Time-of-Day	Land Use: Health/Fitness Club (492)			
	Weekday[2]		Weekend[3]	
	Parking Rate	5.20	Parking Rate	3.48
	Units[4]	TSF	Units[4]	TSF
	Floor Area (TSF)	33.808	Floor Area (TSF)	33.808
	Required Parking Spaces		Required Parking Spaces	
	176		118	
	Time-of-Day Parking Demand (%)[5]	Hourly Parking Demand (Spaces)	Time-of-Day Parking Demand (%)[6]	Hourly Parking Demand (Spaces)
12:00 AM	0%	0	0%	0
1:00 AM	0%	0	0%	0
2:00 AM	0%	0	0%	0
3:00 AM	0%	0	0%	0
4:00 AM	0%	0	0%	0
5:00 AM	0%	0	0%	0
6:00 AM	0%	0	0%	0
7:00 AM	0%	0	0%	0
8:00 AM	0%	0	76%	90
9:00 AM	0%	0	99%	117
10:00 AM	65%	115	100%	118
11:00 AM	56%	99	92%	109
12:00 PM	48%	85	78%	93
1:00 PM	47%	83	79%	94
2:00 PM	43%	76	71%	84
3:00 PM	50%	88	70%	83
4:00 PM	72%	127	67%	80
5:00 PM	93%	164	60%	71
6:00 PM	100%	176	56%	67
7:00 PM	88%	155	0%	0
8:00 PM	0%	0	0%	0
9:00 PM	0%	0	0%	0
10:00 PM	0%	0	0%	0
11:00 PM	0%	0	0%	0
Peak Hour Parking Demand – Weekday (Spaces)			176	
Peak Hour Parking Demand – Weekend (Spaces)			118	

1 Source: ITE Parking Generation Manual, 6th Edition (October 2023).
Weekday and weekend conditions represent typical weekday (Monday through Friday) and Saturday conditions, respectively.

2 Weekday (Monday through Friday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 492 (Health/Fitness Club).

3 Weekend (Saturday) parking rate is based on the ITE Parking Generation Manual, 6th Edition (2023) for Land Use 492 (Health/Fitness Club).

4 TSF = Thousand Square Feet.

5 Weekday time-of-day parking demand percentages are based on data for the Land Use 492 from the ITE Parking Generation Manual, 6th Edition (2023).

RECEIVED
May 18, 2026
CITY OF SAN RAMON
PLANNING SERVICES

To:	City of San Ramon
From:	Sina Salehipour, Michael Torres, TE, Meghan Macias, TE; EPD Solutions, Inc.
Date:	5/8/2026
Site:	3207 Crow Canyon Place (APN 213-010-057-7)
Subject:	Traffic Impact Analysis (TIA) Screening – Crow Canyon Fitness Studio Project, EPD Project Number 26-038

This technical memorandum provides an evaluation of the proposed Crow Canyon Fitness Studio Project ("Project" or "proposed Project"). The Project proposes the conversion of a currently vacant retail building, previously occupied by Rite Aid and Big 5 Sporting Goods, to a fitness and wellness facility. The Project site is located at 3207 Crow Canyon Place (Assessor's Parcel Number [APN] 213-010-057-7) in the City of San Ramon, within the Crow Canyon Commons shopping center and consists of an existing tenant space within the larger commercial center.

The purpose of this analysis is to determine whether a level of service (LOS) analysis would be required for the proposed Project. This memo evaluates the Project based on the City of San Ramon LOS screening criteria from the City's *Engineering Design, Grading and Procedures Manual* (updated July 2017).

Project Description

Regional access to the Project site is provided via Interstate 680 (Donald D. Doyle Highway), located approximately 0.2 miles west of the site. The Project is located within the Crow Canyon Commons shopping center, which is surrounded by existing retail and commercial uses. The shopping center is situated between Crow Canyon Road and Camino Ramon, with additional access provided from surrounding local roadways serving the commercial area.

As described above, the Project consists of a currently vacant retail building, previously occupied by a Rite Aid pharmacy (22,490 square feet [SF]) and a Big 5 Sporting Goods store (11,318 SF), within the larger Crow Canyon Commons shopping center. The building is part of a multi-tenant commercial center with shared access and parking.

The proposed Project involves the conversion of use of the existing retail tenant space to a premium fitness and wellness facility totaling approximately 33,808 SF. The proposed site plan is shown in Figure 1. The proposed facility would offer boutique-style fitness classes, high-end gym amenities, and wellness services in a single integrated location. The facility would provide a range of fitness, training, and recovery services designed to support health, exercise, and wellness activities. The Project would involve interior tenant improvements within the existing building footprint. No expansion of the building is proposed.

The proposed facility is intended to operate 24 hours per day, seven days per week, providing members with flexible access to fitness and wellness services. Staffing levels will vary depending on operational needs and class schedules but are expected to include management personnel, fitness instructors, wellness service providers, front desk staff, and maintenance personnel.

Project Trip Generation

The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* (2025).

The existing trip generation reflects the previous uses, including Rite Aid and Big 5 Sporting Goods, while the proposed Project trip generation reflects the conversion of these spaces to a fitness club. The 22,490 SF Rite Aid pharmacy space was analyzed as Pharmacy/Drugstore without Drive-Through Window (ITE Land Use Code 492), and the 11,318 SF Big 5 Sporting Goods space was analyzed as Shopping Center (ITE Land Use Code 820). Although the Big 5 building square footage is less than 150,000 SF, it is part of a larger shopping center with a gross area exceeding 150,000 SF; therefore, it was evaluated using the Shopping Center (>150k) land use category. The proposed Project was analyzed as Health/Fitness Club (ITE Land Use Code 492) with 33,808 SF.

Table 1 presents the trip generation estimate for both the existing uses and the proposed Project. As shown in Table 1, the existing uses are estimated to generate a total of 2,438 daily trips, with 76 trips during the AM peak hour (49 inbound and 27 outbound) and 228 trips during the PM peak hour (112 inbound and 116 outbound). The proposed Project is estimated to generate a total of 1,015 daily trips, with 61 trips during the AM peak hour (31 inbound and 30 outbound) and 127 trips during the PM peak hour (72 inbound and 55 outbound). Therefore, the Project is forecasted to result in a net decrease of 1,423 daily trips, 15 fewer AM peak hour trips, and 101 fewer PM peak hour trips.

Level of Service (LOS) Screening

As per Chapter XII, *Traffic Management*, of the *Engineering Design, Grading and Procedures Manual* for the City of San Ramon, a complete Traffic Impact Analysis (TIA) is required if a project generates more than 50 net new vehicle trips during either the AM or PM peak hour. As the Project is forecasted to result in 15 fewer net AM peak hour trips and 101 fewer net PM peak hour trips, it would not exceed the City's LOS screening threshold. Accordingly, based on the City's criteria, a detailed Traffic Impact Analysis is not required for the Project.

Summary

The Project consists of the conversion of a currently vacant retail tenant space, previously occupied by Rite Aid and Big 5 Sporting Goods, to a fitness and wellness facility within the existing Crow Canyon Commons shopping center in the City of San Ramon. The Project was evaluated using the City of San Ramon LOS screening criteria to determine whether a detailed Traffic Impact Analysis would be required. The proposed Project would result in a net decrease of 15 AM peak hour trips and 101 PM peak hour trips, which is below the City's threshold of 50 net new peak hour trips. Therefore, a detailed Traffic Impact Analysis is not required for the proposed Project.

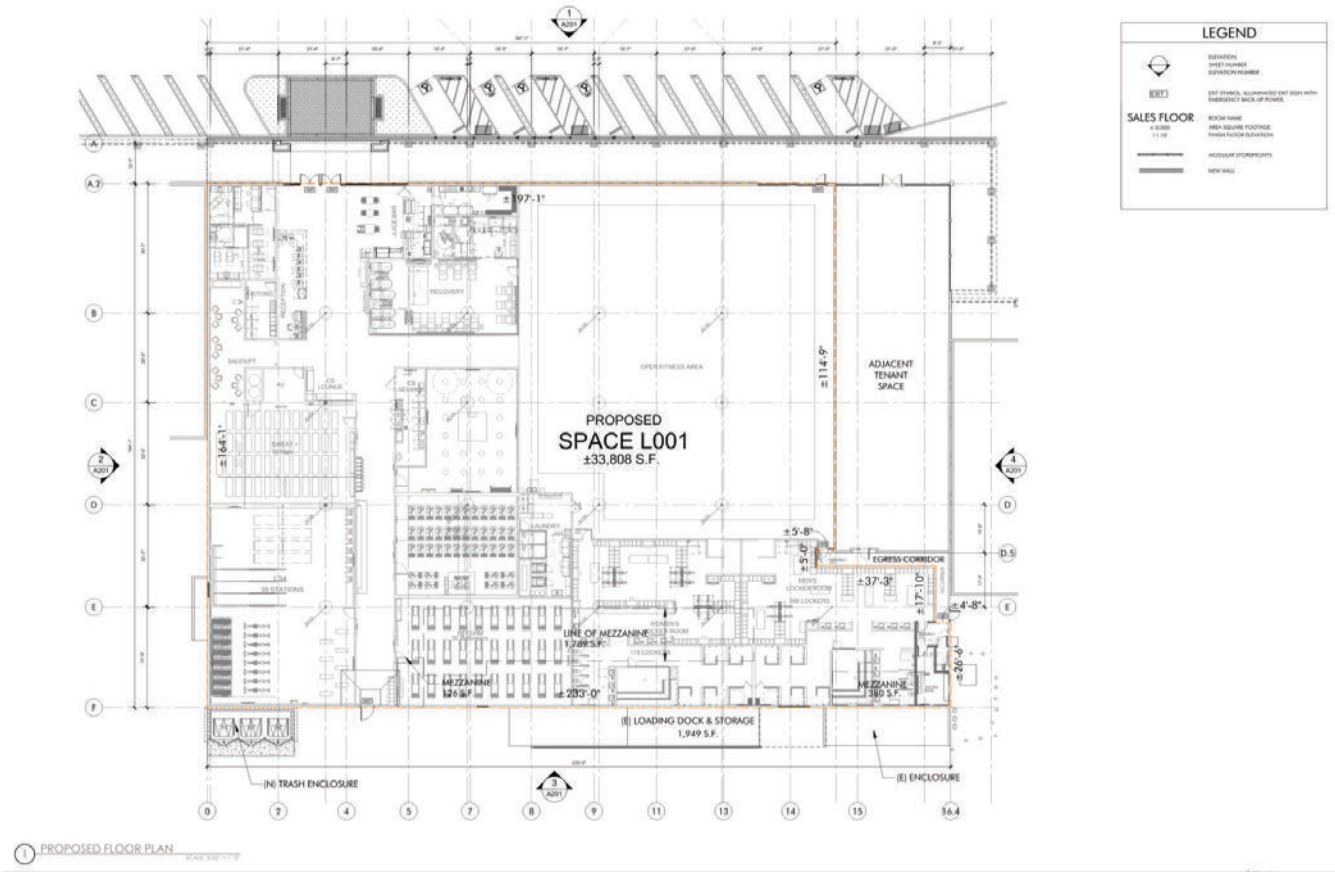
If you have any questions on this study, please contact techservices@epdsolutions.com or call (949) 794-1180.

Respectfully submitted,

EPD Solutions, Inc.



Figure 1: Project Site Plan



Source: MMA Architecture

Table 2: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
880 Pharmacy/Drugstore without Drive-Through Window[1]		1000 Sq. Ft. GFA	90.08	1.91	1.03	2.94	4.17	4.34	8.51
820 Shopping Center (>150k)[2]		1000 Sq. Ft. GLA	36.39	0.55	0.33	0.88	1.60	1.66	3.26
492 Health/Fitness Club[3]		1000 Sq. Ft. GFA	30.02	0.91	0.88	1.79	2.15	1.62	3.77
Project Trip Generation									
Existing Project Trip Generation									
Existing Rite Aid[1]	22.490	1000 Sq. Ft. GFA	2026	43	23	66	94	97	191
Existing Big 5[2]	11.318	1000 Sq. Ft. GLA	412	6	4	10	18	19	37
Proposed Project Trip Generation									
Health/Fitness Club[3]	33.808	1000 Sq. Ft. GFA	1015	31	30	61	72	55	127
Total Existing Trip Generation			**2438**	**49**	**27**	**76**	**112**	**116**	**228**
Total Project Trip Generation			**1015**	**31**	**30**	**61**	**72**	**55**	**127**
Total Net New Trip Generation			-1423	-18	3	-15	-40	-61	-101

Notes:
[1] Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 880 - Pharmacy/Drugstore without Drive-Through Window (Average Rate)
[2] Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 820 - Shopping Center (>150k) (Average Rate)
[3] Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 492 - Health/Fitness Club (Average Rate)

RECEIVED

June 22, 2026

CITY OF SAN RAMON
PLANNING SERVICES

E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

June 18, 2026
Lucas Haase, Assistant Planner
City of San Ramon
7000 Bollinger Canyon Road
San Ramon, CA 94583

Subject: **Crow Canyon Fitness Studio – VMT Screening Statement (APN: 213-010-057)**
Application(s): MUP 2026-0002, DPA 2026-0001, AR 2026-0002 & MX 2026-0001

Dear Mr. Haase,

Based on the trip generation analysis prepared for the proposed Crow Canyon Fitness Studio Project, the Project would result in a reduction in vehicle trips compared to the previously occupied retail uses on the site. Specifically, the proposed conversion of the existing vacant Rite Aid and Big 5 tenant spaces to a fitness and wellness facility is forecast to generate approximately 1,423 fewer daily trips, including reductions of 15 AM peak-hour trips and 101 PM peak-hour trips.

Consistent with Senate Bill 743 and current CEQA Guidelines Section 15064.3, vehicle miles traveled (VMT) is the appropriate metric for evaluating transportation impacts under CEQA. Because the proposed Project represents a change of use within an existing building and would result in a net reduction in vehicle trips relative to the existing entitled commercial uses, the Project would not result in an increase in VMT. Additionally, the City relies on the Contra Costa Transportation Authority (CCTA) Technical Procedures (November 2022) where the Project is consistent with Section 5.1.1: CEQA Exemption stating that any project exempt from CEQA is not required to conduct a VMT analysis. Therefore, a detailed VMT analysis is not warranted, and the Project would have a less-than-significant transportation impact under CEQA.

Thank you,

EPD Solutions, Inc.

RECEIVED
August 11, 2026
CITY OF SAN RAMON
PLANNING SERVICES

ATTACHMENT F

Lucas Haase

From: Brian Swanson <[redacted]>
Sent: Tuesday, August 11, 2026 10:45 PM
To: Lauren Barr; Lucas Haase
Cc: City Clerk (Public); City Council; City Attorney (public); Planning Services (public); Planning Services (public); Architectural Review Board
Subject: Club Studio Project, 3207 Crow Canyon Place, DPA 2026-0001/MUP 2026-0002/MX 2026-0001/AR 2026-0002 — Timely Written Request for Public Hearing; Request to Continue and Re-notice After Disclosure of the Complete Application and CEQA Record;

| EXTERNAL EMAIL: Think before you click and do not open attachments unless you know they are safe. |

Club Studio Project, 3207 Crow Canyon Place, DPA 2026-0001/MUP 2026-0002/MX 2026-0001/AR 2026-0002 — Timely Written Request for Public Hearing; Request to Continue and Re-notice After Disclosure of the Complete Application and CEQA Record; Public Records Act Request; and CEQA Objection to Proposed Reliance on CEQA Guidelines section 15301

Dear Mr. Barr and Mr. Haase:

Please accept this email as: (1) a timely written request for a public hearing on the Club Studio Project under the Notice of Pending Development Plan Amendment Application and Zoning Ordinance sections D6-23, D6-24, and D6-28; (2) a request that the City not take the proposed August 14, 2026 action and instead continue and re-notice the matter after releasing the complete application and California Environmental Quality Act (CEQA) record; (3) a focused request under the California Public Records Act (CPRA) for the application and environmental review records identified below; and (4) an objection under CEQA to the City's proposed reliance on CEQA Guidelines section 15301.

The Notice states that the Zoning Administrator intends to approve the Development Plan Amendment, Minor Use Permit, Minor Exception, and Architectural Review applications without a formal hearing unless the Planning Services Division receives a written hearing request by 5:00 p.m. on August 14, 2026. This letter constitutes that hearing request. The Notice describes the proposal only as the conversion of a 33,308-square-foot commercial tenant space to a 24-hour Fitness/Health Facility. It supplies only a categorical exemption conclusion, citations to four Zoning Ordinance sections, and a link to Draft Zoning Administrator Order No. 03-26.

At an absolute minimum, the complete application—with only those redactions authorized by law—and the complete record supporting the proposed CEQA determination must be released before a hearing is scheduled or any decision is made. A draft approval order is not a substitute for the underlying application, the evidence supporting the permit findings, a staff recommendation, the complete technical studies, or a reviewable CEQA analysis. Until those materials are disclosed, corrected, and made available for a reasonable review period, the matter is not ready for a meaningful public hearing or a defensible administrative decision.

The requested public hearing must precede any decision

Zoning Ordinance section D6-23 provides that when a written hearing request is made for a Development Plan Amendment, the City must notice and conduct the hearing before deciding the application. Zoning Ordinance

sections D6-24 and D6-28 establish the same sequence for the Minor Exception and Minor Use Permit: once a hearing is requested, the hearing must be noticed and conducted before the Zoning Administrator acts. (CivicLive)

Accordingly, the City should confirm in writing that:

1. this letter has been accepted as a timely hearing request for all four interrelated applications;
2. no approval or other final action will occur on August 14, 2026;
3. the proposed hearing will be scheduled only after the complete public record described below has been released;
4. the City will provide a new, complete notice identifying the hearing date, location, decisionmaker, applications, operative project description, CEQA determination under consideration, and all relevant hearing materials; and
5. the public will receive no less than 15 calendar days to review the complete application, technical studies, staff recommendation, and CEQA analysis before the hearing.

That requested review period is consistent with the City's own requirement that revised applicant materials ordinarily be submitted at least 15 days before a scheduled hearing and with the review authority's express power to continue a matter to permit adequate evaluation of later-received materials. (CivicLive)

The full application and CEQA decisional record must be disclosed

The posted 35-page packet appears to consist of the Draft Zoning Administrator Order, two pages of largely generic Conditions of Approval, an applicant-prepared Project Summary, a generic Club Studio promotional brochure, and architectural and landscape plans. It does not visibly include a signed City entitlement application, the full original and revised application packages, completeness correspondence, a conventional staff report, a CEQA exemption memorandum or worksheet, a vehicle miles traveled (VMT) screening analysis, a Climate Action Plan (CAP) consistency checklist, or an express CEQA Guidelines section 15300.2 exceptions analysis.

The absence of the full application is particularly material because the City's Zoning Ordinance places the evidentiary burden on the applicant. Zoning Ordinance sections D6-22, D6-23, D6-24, and D6-28 require the applicant to provide the application information and evidence supporting the required findings. Zoning Ordinance section D6-20 separately requires the Planning Services Division to evaluate every discretionary application and provide the applicable review authority with a written recommendation stating whether the application should be approved, conditionally approved, or disapproved. (CivicLive)

If the City contends that Draft Zoning Administrator Order No. 03-26 itself serves as the Zoning Ordinance section D6-20 written recommendation, the City should state that expressly and identify:

- the staff member who prepared the recommendation;
- the date it was completed;
- the complete materials reviewed;
- the factual and technical analyses supporting each finding;
- the person who made or approved the CEQA determination;
- any internal or consultant review underlying that determination; and
- whether the Zoning Administrator has independently reviewed the application and CEQA record or is being asked to rely solely on the draft order.

A document drafted in the form of a final approval does not become a reasoned staff analysis merely because it includes conclusory "whereas" clauses and permit findings.

Focused Public Records Act request

To the extent the following records are not immediately posted with the hearing materials, this section also constitutes a request under the CPRA, Government Code section 7920.000 et seq., for electronic copies of:

1. The signed original application forms for DPA 2026-0001, MUP 2026-0002, MX 2026-0001, and AR 2026-0002.
2. The application package filed on September 8, 2025, including every narrative, plan, exhibit, operational statement, parking calculation, and supporting document.
3. Every revised or supplemental application package submitted after September 8, 2025, including the materials described in the Draft Order as submitted on May 18, 2026, and the plan set dated July 21, 2026.
4. All application incompleteness and completeness letters, correction lists, plan check comments, applicant responses, resubmittal logs, and records establishing what the Planning Services Division deemed complete on June 15, 2026.
5. The complete EPD Solutions shared parking analysis package—not merely the table excerpt reproduced on the architectural plans—including all appendices, field counts, observation dates, tenant inventories, occupancy assumptions, parking accumulation data, Institute of Transportation Engineers data, adjustment factors, vacant space assumptions, weekday and weekend calculations, future occupancy assumptions, and electronic spreadsheets or models in their native formats.
6. All City Traffic Engineer comments, methodology approvals, correspondence, markups, memoranda, and written concurrence concerning the parking analysis. Draft Zoning Administrator Order No. 03-26 expressly relies on a parking study "supported by the City Traffic Engineer." At the same time, the posted site plan directs the reader to a separate "complete shared parking analysis package."
7. Any trip generation, VMT, transportation, circulation, access, pedestrian, bicycle, loading, delivery, ride-hail, emergency access, or traffic safety analysis prepared for or considered in connection with the Project.
8. Every CEQA-related record prepared for the Project, including any categorical exemption worksheet, CEQA memorandum, preliminary review form, environmental checklist, environmental review sign-off, baseline determination, technical study screening, CEQA Guidelines section 15300.2 analysis, internal staff analysis, consultant analysis, legal review, draft Notice of Exemption, and correspondence concerning the proposed CEQA determination.
9. Any CAP and CEQA GHG Emissions Analysis Compliance Checklist, GHG screening, energy estimate, water or wastewater estimate, solid waste estimate, construction emissions estimate, mobile source estimate, or quantitative GHG analysis.
10. The written recommendation required by Zoning Ordinance section D6-20 and any staff report, staff memorandum, review checklist, or decision making summary relied upon by the Zoning Administrator.
11. Any Environmental Review file associated with Club Studio, whether or not identified by an "ENVR" number, or a written statement confirming that no separate Environmental Review file was opened.
12. The City's adopted or otherwise controlling City-specific CEQA implementing procedures and the "City's Environmental Guidelines" referenced in Zoning Ordinance section D6-19.
13. Any written determination explaining why Club Studio was or was not referred to the Architectural Review Board (ARB), including the City's determination that the work qualifies for administrative Architectural Review.
14. Any analysis of the percentage of retail and non-retail floor area at Crow Canyon Commons before and after Club Studio, including other approved, pending, or reasonably foreseeable retail-to-non-retail conversions at the center.
15. The complete underlying approval for the existing ten percent parking reduction attributed to Contra Costa County Development Plan DP 3003-83 and the City's analysis showing why and how that prior approval remains applicable to the current shopping center and proposed use.

16. Any current draft or proposed Notice of Exemption and records identifying when the City intends to file it with the Contra Costa County Clerk or the Governor's Office of Land Use and Climate Innovation.

The City may redact personal identifiers, signatures, privileged material, or other information it determines to be exempt. Still, it should identify the statutory basis for each withholding and release all reasonably segregable portions. Government Code section 7922.525 expressly requires disclosure of reasonably segregable portions after exempt portions are deleted. (Leginfo)

Please produce these records on a rolling basis rather than withholding readily available records until every search is complete. Government Code section 7922.535 requires the City, if it determines that requested records are disclosable, to state the **estimated date and time** when the records will be made available; a generic statement that production will occur "within a reasonable time" is not the complete determination required by the statute. (Leginfo)

Open government and Brown Act considerations

The immediate proposed decision is assigned to a single Zoning Administrator, not a multi-member legislative body. I therefore do not rely exclusively on the Ralph M. Brown Act as though the noticed administrative decision were itself a regular meeting of the City Council, Planning Commission, or ARB.

That distinction does not excuse the current disclosure deficiency. At this stage, the governing requirements include the CPRA, the City's own application and hearing procedures, Zoning Ordinance sections D6-19 and D6-20, CEQA's administrative record requirements, and the need for evidence sufficient to support the required discretionary findings.

If the requested hearing is referred to or conducted before the ARB, Planning Commission, or City Council, the Brown Act applies directly to that body. Government Code section 54954.2 requires an agenda for a legislative body meeting to identify the business to be transacted. In contrast, Government Code section 54957.5 requires public access to qualifying writings distributed to a majority of the body in connection with an open session item. The Brown Act's foundational policy is that the people remain informed and that public deliberations and actions occur openly. (Leginfo)

The application, staff recommendation, technical studies, CEQA analysis, applicant presentations, and other writings provided to a hearing body should therefore be posted online at the same time they are furnished to the body, in a location clearly associated with the Club Studio hearing—not fragmented across unrelated webpages, buried in generic supplemental material repositories, or available only by an unindexed document system link.

This request is consistent with my April 8 and April 9, 2026 written comments to the ARB, copied to Planning Services, the Planning Commission, City Council, and City Clerk. Those comments concerned a different project and are not incorporated wholesale into the Club Studio record. Still, they placed the City on notice of the recurring need for a complete, accessible administrative record and contemporaneous public access to staff, technical, and environmental review materials.

The City has not identified the CEQA procedure applied to Club Studio

Zoning Ordinance section D6-19 states that, after acceptance of a complete application, a project "shall be reviewed" as required by CEQA and the City's Environmental Guidelines. Zoning Ordinance section D6-20 then requires project evaluation and a written staff recommendation. (CivicLive)

The Notice does not cite Zoning Ordinance section D6-19 or identify any City Environmental Guidelines. Instead, it cites only the entitlement provisions for Architectural Review, Development Plans, Minor Exceptions, and Use Permits, followed by the proposed Draft Order. Those cited permit sections govern land use processing and findings; they do not themselves establish compliance with CEQA.

CEQA Guidelines section 15022 separately requires each public agency to adopt objectives, criteria, and specific procedures for administering its CEQA responsibilities. The public Club Studio record does not identify the City-specific procedure governing:

- baseline selection;
- initial environmental screening;
- technical study requirements;
- use of categorical exemptions;
- evaluation of CEQA Guidelines section 15300.2 exceptions;
- selection of VMT thresholds or screening methods;
- use of the adopted CAP and GHG thresholds;
- staff and consultant responsibilities;
- internal sign-off authority;
- public disclosure;
- administrative appeals;
- recirculation or supplemental analysis; or
- the filing of a Notice of Exemption. (Westlaw)

This is not an argument that the State CEQA Guidelines cease to apply if the City lacks a document labeled "Local CEQA Guidelines." It is an objection that the City has not identified the adopted, publicly reviewable procedure it applied to reach a staff-level categorical exemption decision for Club Studio.

The uncertainty is compounded by the City's inconsistent and unexplained use of the "Environmental Review" or "ENVR" case type. The September 23, 2025 staff report for the zoning amendments that became Ordinance No. 534 expressly identified ENVR 2025-0006 as an Environmental Review application for analysis of environmental impacts and consistency with the General Plan 2040 Environmental Impact Report (EIR). Club Studio is identified only by its four entitlement numbers. No publicly identified rule explains why a separate Environmental Review application was opened for one discretionary matter but not identified for Club Studio, what an Environmental Review file must contain, or whether comparable environmental review is tracked under another method.

The City should therefore identify:

1. the City-specific CEQA procedure applied to Club Studio;
2. the person who selected CEQA Guidelines section 15301;
3. the date that determination was made;
4. the records and technical information considered;
5. whether a separate Environmental Review file exists;
6. the criteria governing use or non-use of that case type; and
7. the evidence that the proposed exemption and every potentially applicable exception were actually evaluated.

The public record does not contain a stable or reliable project description

A lawful environmental determination must concern one accurately and consistently described project. The Club Studio record instead contains multiple unresolved discrepancies.

1. **Application chronology**

The Notice says the applications were filed on September 8, 2025. The Draft Order says the applicant submitted the four applications on May 18, 2026, and that Planning Services deemed them complete on June 15, 2026. The architectural set is dated July 21, 2026. The Draft Order nevertheless recites that public notice was given on April 13, 2026—before the stated May 18 submission and June 15 completeness determination—and then separately recites the actual August 4, 2026 notice.

The dates may reflect an original filing followed by one or more revised submittals, but the record does not explain that sequence. The City must identify which package was filed on September 8, what was submitted on May 18, what was deemed complete on June 15, what changed in the July 21 plans, and which exact documents are proposed for approval.

2. **The Conditions of Approval identify the Toyota property**

The heading of the Conditions of Approval identifies Club Studio at 3207 Crow Canyon Place. Still, Special Condition No. 1 then states that the Club Studio approvals apply to **2451 Bishop Drive, APN 213-133-051**, which is the Toyota project site. The same condition requires conformity with plans date-stamped May 18, 2026, even though the attached architectural sheets are dated July 21, 2026.

This is not a harmless typographical error in an incidental paragraph. Special Condition No. 1 defines the project authorized by the order. As drafted, it attaches Club Studio's permits to the wrong address, wrong assessor's parcel number, and potentially the wrong plan set. The error also confirms that Toyota language was copied into Club Studio's proposed approval without adequate project-specific quality control.

3. **The project has at least three different floor-area figures**

The Notice and Draft Order use 33,308 square feet. The Project Summary describes approximately 33,808 square feet. The parking materials refer to a 33,786-square-foot conversion, while portions of the architectural plans again show approximately 33,808 square feet.

A 478- to 500-square-foot discrepancy can affect maximum occupancy, parking calculations, utility demand, energy use, wastewater generation, employee and patron capacity, and the accuracy of the proposed land use findings. The City should not approve an order until one verified gross-floor-area figure is used consistently throughout the application, technical studies, plans, notice, order, and Conditions of Approval.

4. **The shopping center is misidentified**

The Project Summary initially and correctly identifies the site as part of Crow Canyon Commons. Its parking section then states that parking will be provided within the "Del Monte Shopping Center."

That unexplained substitution raises a basic record integrity question: was the parking narrative, or any portion of its data and methodology, copied from another center? The City should require a corrected Project Summary and verify that every tenant, space count, land use category, observation, and parking assumption belongs to Crow Canyon Commons.

5. **The physical scope is larger than the Draft Order's characterization**

The Draft Order repeatedly says the Project includes no new or expanded structures and describes the modifications as minor. The Project Summary and plans identify:

- an extended patio with seating;
- removal of four parking stalls for the patio;
- a new trash enclosure sized for three six-cubic-yard bins;
- demolition and replacement of storefront, parapet, tile roofing, coping, wall finishes, and related exterior components;
- landscaping changes;
- parking lot work; and
- extensive interior improvements for multiple specialized uses.

Some of these improvements may ultimately qualify as minor physical alterations. The objection is that the City cannot make that determination by inaccurately stating that there is no new structure or by omitting the patio, new trash enclosure, parking loss, façade demolition, exterior work, and operational conversion from its CEQA rationale.

6. **The proposed uses are not fully fixed**

The Project Summary describes a premium fitness and wellness facility with open gym areas, multiple specialized studios, locker rooms, laundry, recovery or therapeutic spaces, a juice bar, and seating. It allows guests and promotional pass holders and expressly permits walk-in customers for the juice bar and med spa. It also states that the specific configuration and amenities may be refined during the design and tenant improvement process.

The promotional brochure is broader still, describing a recovery lab, saunas, a wellness café, hot yoga, boxing, cycling, strength training, reformer Pilates, trampoline classes, Kalologie Med spa, and other potential components. The brochure cautions that it depicts a typical facility and that amenities may vary by location.

The City must identify the actual San Ramon project, not approve an expandable menu of possible uses. At minimum, it must determine:

- which ancillary uses are included at opening;
- whether the med spa is an independently operated medical or personal service use;
- whether the juice bar is members-only or an independently accessible eating and drinking establishment;
- the number of patio seats;
- whether any ancillary use requires an additional entitlement;
- whether medical, food service, retail, or personal service uses are merely accessory or separate principal uses;
- whether future additions can occur administratively; and
- how future changes would be reviewed under CEQA.

7. **The parking record is internally inconsistent and incomplete**

The Project Summary states that Crow Canyon Commons has 1,029 parking spaces, an unadjusted existing requirement of 1,161 spaces, and a proposed requirement of 1,162 spaces. It then says four spaces will be removed for the patio, reducing supply to 1,025, and that the existing ten percent reduction produces an adjusted requirement of 1,046 spaces—yielding a 21-space deficit. The plan table excerpt, however, uses a supply of 1,029 and reports a 17-space deficit without subtracting the four patio spaces.

The Project Summary reports that the shared parking analysis found a weekday surplus of 62 spaces and a weekend surplus of 13 spaces, reduced to 58 and 9 spaces after the patio loss. The Draft Order then relies on the study and City Traffic Engineer support to conclude that the existing supply is sufficient.

Those conclusions cannot be evaluated from a summary table. The complete study, raw counts, assumptions, and City review are foundational evidence for both the Minor Exception and Minor Use Permit findings and must be disclosed.

The present record does not establish eligibility under CEQA Guidelines section 15301

CEQA Guidelines section 15301 covers operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities when the project involves negligible or no expansion of existing or former use. The regulation identifies the expansion of use—not merely the continued existence of a building shell—as the key consideration. (Westlaw)

Draft Zoning Administrator Order No. 03-26 provides only a repeated conclusion that the Project involves minor modifications, lies within a developed commercial site, has adequate public utilities, and is not in an environmentally sensitive area. That recital does not:

- compare the former Big 5 and Rite Aid uses with Club Studio;
- quantify former and proposed operating intensity;
- determine whether the nature or degree of use changes negligibly;
- identify the actual ancillary uses;
- compare operating hours;
- compare patron, employee, delivery, utility, and waste demands;
- explain the significance of a 24-hour operation;
- analyze the patio and exterior construction;
- address CEQA Guidelines section 15300.2; or
- cite any supporting technical evidence.

Sunflower Alliance v. California Department of Conservation

The California Supreme Court's June 25, 2026 decision in *Sunflower Alliance v. California Department of Conservation* applies directly to the City's proposed use of the Class 1 exemption. The Court held that the phrase "negligible or no expansion of existing or former use" concerns the change in the **nature or degree** of a facility's use, not merely whether the environmental risk associated with that change appears negligible. The Court also made clear that a new use is not automatically excluded; the agency must evaluate the nature and scope of the actual change. (California Courts)

Club Studio, therefore, is not automatically disqualified merely because a gym would replace retail stores. Conversely, the City cannot establish the exemption merely by saying the building already exists and the physical alterations are minor. It must compare the former and proposed uses and support a determination that the use change is negligible.

The Draft Order performs no such comparison.

The proposed operational change is substantial enough to require a documented comparison

The former condition is described only as a vacant building previously occupied by Big 5 Sporting Goods and Rite Aid. The record provides no reliable information about the former stores':

- operating hours;
- maximum occupancy;
- average daily customers;
- peak hour customers;
- employees and shifts;
- delivery schedules;
- trip generation and trip lengths;
- water and wastewater use;
- energy consumption;
- refuse generation; or
- loading activity.

The proposed use, by contrast, is expressly intended to operate 24 hours per day, seven days per week. It may host up to five simultaneous group classes, each with 16 to 49 participants. At the applicant's stated upper bound, five simultaneous 49-person classes could account for **245 class participants**, before counting general open gym patrons, personal training clients, recovery service clients, juice bar or med spa walk-ins, prospective members, promotional pass users, employees, instructors, maintenance personnel, and people waiting between activities. The applicant states only that at least two employees will be present at all times; it does not state a maximum staffing level or facility occupancy.

The record also describes Club Studio as a multi-concept destination that targets retail and office sites with strong traffic, access, visibility, and parking and considers regional, community, and neighborhood centers. That generic marketing statement does not prove a regional draw at the San Ramon location. Still, it does undermine an unsupported assumption that the facility necessarily will function like a small neighborhood gym.

Before relying on CEQA Guidelines section 15301, the City must disclose a substantial evidence comparison addressing, at minimum:

1. Former and proposed operating hours.
2. Former and proposed maximum and typical occupancy.
3. Expected membership, daily check-ins, peak simultaneous attendance, class schedules, class turnover, and open gym attendance.
4. Numbers and shifts of employees, instructors, contractors, medical or wellness providers, and food service personnel.
5. Former and proposed patron and employee trip generation and trip length.
6. Early morning, evening, overnight, weekday, and weekend activity.
7. Delivery, loading, laundry, food service, medical supply, and refuse service schedules.
8. Water, hot water, wastewater, solid waste, and energy demand.
9. Noise and vibration generated by equipment, classes, amplified instruction, music, rooftop or exterior mechanical equipment, deliveries, the patio, and nighttime vehicle activity.
10. Police, fire, and emergency medical demands insofar as they could affect emergency access or require new or altered physical facilities.
11. The actual med spa, cryotherapy, sauna, hot yoga, recovery, food service, and other equipment proposed for the San Ramon location.
12. Every enforceable operational limit the City relies on to characterize the use as "limited in capacity."

Absent that evidence, the Draft Order's statement that the operation is "limited in capacity" is unsupported. It imposes no maximum patron count, membership cap, class cap, simultaneous class limit, employee cap,

reservation requirement, patio limit, delivery schedule, waste collection schedule, or restriction on ancillary services.

The City must evaluate CEQA Guidelines section 15300.2

Even when a project fits within a categorical class, CEQA Guidelines section 15300.2 prohibits reliance on the exemption under specified circumstances. The present record contains no visible analysis of any exception. The Draft Order's statement that the site is not environmentally sensitive does not resolve the cumulative impact or unusual circumstances exceptions. (Westlaw)

1. **Cumulative impacts of successive projects of the same type in the same place**

CEQA Guidelines section 15300.2(b) applies when successive projects of the same type in the same place over time create a significant cumulative impact. That is narrower than a general list of every project in the broader Bishop Ranch area.

For Club Studio, the appropriate inquiry is center-specific and should address:

- successive conversions of retail space to fitness, medical, personal service, recreation, entertainment, restaurant, or other non-retail uses at Crow Canyon Commons;
- repeated parking reductions, exceptions, or shared parking approvals at the same center;
- cumulative patio, outdoor dining, and parking space removals;
- cumulative late night or 24-hour operations;
- loading, delivery, and waste service demands;
- the effect of currently vacant spaces becoming occupied;
- other approved or pending Fitness/Health Facility uses serving the same area; and
- the aggregate effect of eliminating the former maximum percentage of non-retail uses in commercial centers.

The City should produce a current center-wide tenant inventory and floor-area table showing:

- total leasable area;
- occupied and vacant spaces;
- retail and non-retail classifications;
- approved but not yet operating uses;
- pending applications;
- operating hours;
- parking assumptions; and
- the percentage of retail and non-retail use before and after Club Studio.

2. **Unusual circumstances**

CEQA Guidelines section 15300.2(c) also requires a project-specific evaluation of unusual circumstances and any reasonable possibility of a significant environmental effect due to those circumstances.

Potentially distinguishing circumstances include the combined presence of:

- a roughly 33,800-square-foot former retail shell;
- a proposed 24-hour, seven-day-per-week operation;
- as many as five simultaneous classes;
- class, open gym, personal training, recovery, food service, and med spa activities;
- independent walk-in access to ancillary services;
- a center-wide parking deficit and requested additional reduction;
- removal of spaces for an exterior patio;

- a new trash enclosure with three large bins;
- proximity to Interstate 680 and the Crow Canyon Road/Camino Ramon network;
- nearby construction and future residential receptors;
- no disclosed VMT screening;
- no disclosed operational noise analysis;
- no disclosed CAP consistency review; and
- no enforceable operational caps.

These circumstances do not predetermine a finding of significance. They require the City to conduct and disclose the analysis rather than omit it.

3. **Current surrounding conditions**

Iron Horse Village at 3401 Crow Canyon Road has a City-documented construction period from May 2025 through spring 2028. The City's Fiscal Year 2026–27 budget also identifies continuing oversight and inspection of multiple private developments, including Bishop Ranch 3A, 6, 7, 8, 11, and 12 and 2453 Camino Ramon. (San Ramon)

Those projects are not necessarily "successive projects of the same type in the same place" for purposes of CEQA Guidelines section 15300.2(b). They remain relevant to the actual environmental setting, construction overlap, circulation, noise, air quality, emergency access, and the unusual circumstances inquiry. They would also become part of the broader cumulative analysis if the categorical exemption is unavailable and an Initial Study or other project-level CEQA review is required.

VMT, the General Plan 2040 Statement of Overriding Considerations (SOC), and connected transportation effects

The City certified the General Plan 2040 EIR in December 2023. It adopted findings and a SOC for impacts that remained significant and unavoidable, including VMT. The SOC does not automatically prohibit every later categorical exemption. It does establish that VMT is a known, unresolved citywide and cumulative environmental concern that cannot be ignored when the eligibility of a later project for an exemption is genuinely disputed. (Plan San Ramon)

1. **The parking study is not a VMT study**

The posted record identifies no VMT screening criterion, threshold, methodology, trip length estimate, customer catchment analysis, employee commute estimate, or determination that the Project falls within any recognized screening category.

A shared parking study answers a different question: how many vehicles are expected to be parked at the center at particular times. VMT concerns the number and length of vehicle trips. A project can have an acceptable parking accumulation while generating longer trips or more turnover, and a parking deficit or surplus does not establish the project's VMT effect.

CEQA Guidelines section 15064.3 identifies VMT as the principal measure for land use transportation impacts. The City should identify the screening method and threshold it used, explain why that method applies to a 24-hour multi-component fitness and wellness destination, and provide the supporting evidence. (Westlaw)

2. **The absence of an identified threshold in the Club Studio record**

CEQA Guidelines section 15064.7 encourages agencies to adopt and publish thresholds for general use but also allows an agency to use a case-specific threshold supported by substantial evidence. The objection is

therefore not that the absence of a generally adopted stand-alone San Ramon VMT threshold automatically invalidates every CEQA action.

The problem is that the Club Studio record identifies none of the following:

- a generally adopted City VMT threshold;
- a General Plan or Contra Costa Transportation Authority (CCTA) threshold or objective design standard applied to this Project;
- a case-specific threshold;
- a low-VMT screening map;
- a local serving use screening criterion;
- a small-project screening criterion;
- a trip generation screening calculation; or
- a substantial evidence explanation for dispensing with VMT review. (Westlaw)

The City should disclose the operative methodology and demonstrate why Club Studio qualifies under it. It should not silently treat a parking analysis as VMT screening.

3. **This is not a parking adequacy objection**

I am not objecting on the theory that parking adequacy itself is a CEQA impact. Public Resources Code section 21099 states that parking adequacy does not support a CEQA finding of significance. The same statute also expressly preserves the obligation to analyze potentially significant transportation-related effects involving air quality, noise, safety, and other transportation impacts. (Leginfo)

The parking record matters because:

- the City relies on it to characterize the use as limited and compatible;
- parking turnover is evidence of operational activity;
- the Project seeks an additional discretionary parking reduction;
- the patio removes parking and alters pedestrian and vehicle circulation;
- the complete study is missing;
- the Project may draw from a broader market than the former retail tenants; and
- parking accumulation does not resolve VMT, air quality, noise, safety, or circulation.

4. **Connected transportation-related CEQA topics**

Once the City's CEQA Guidelines section 15301 determination is called into question, VMT cannot be severed from the environmental topics influenced by trip number, trip length, travel timing, and mode choice. Those topics include:

- Mobile source GHG emissions;
- regional and localized air emissions;
- traffic and parking lot noise;
- nighttime noise;
- pedestrian and bicycle safety;
- access and internal circulation;
- loading and delivery conflicts;
- ride-hail activity;
- emergency access;
- public service demands; and
- transportation-related public health effects.

My April 2026 ARB comments previously identified these interrelationships and the need to evaluate VMT alongside GHG emissions, air quality, noise, safety, circulation, public services, and public health. Those

comments concerned a separate project, but the analytical framework is directly applicable here and must be restated in the Club Studio record.

5. **Feasible, effective, and enforceable measures**

If the City cannot support the exemption and further CEQA review identifies a potentially significant VMT or connected transportation effect, it must evaluate feasible measures rather than avoid the issue through an unsupported categorical conclusion. Depending on the evidence, the measures considered should include:

- enforceable patron and class limits;
- a maximum simultaneous occupancy;
- employee commute measures;
- transit incentives;
- bicycle facilities and active transportation improvements;
- transportation demand management;
- shared ride or shuttle programs;
- parking management measures;
- trip caps or performance standards;
- class scheduling designed to reduce peak surges;
- remote work or compressed schedules for administrative employees;
- delivery and service hour controls; and
- monitoring and enforcement.

Any measure relied upon must be stated in an enforceable condition, tied to an objective performance standard, assigned to a responsible party, and accompanied by a monitoring and corrective action mechanism.

The updated CAP and CEQA GHG thresholds must be addressed

On June 10, 2025, the City Council adopted Resolution No. 2025-073, approving the updated CAP and the CEQA GHG Emissions Thresholds and Guidance Report, effective immediately. (Plan San Ramon)

The adopted guidance is intended to provide methodological direction and quantitative thresholds for CEQA GHG analyses in San Ramon. It establishes two principal pathways:

1. a project may demonstrate consistency with the CAP's demographic and land use assumptions and complete the City's CEQA GHG Emissions Analysis Compliance Checklist; or
2. if the project is not consistent with those assumptions or checklist measures, it must use an applicable quantitative threshold and supporting emissions analysis. (Plan San Ramon)

A valid categorical exemption ordinarily would eliminate the need for a full project-level GHG analysis. But the City must first establish that the exemption applies. It cannot use its unsupported exemption conclusion as the sole reason for never determining whether the project is within the CAP's assumptions, whether the compliance checklist was completed, or whether quantitative review would be required if the exemption is unavailable.

Club Studio's potential GHG sources include:

- customer and employee vehicle travel;
- 24-hour heating, ventilation, air conditioning, lighting, and security systems;
- radiant heating for hot yoga;
- saunas;
- extensive showers and hot water demand;
- towel and laundry service;
- powered cardio, strength, cryotherapy, red light, hydromassage, and recovery equipment;

- refrigeration and juice bar equipment;
- med spa equipment;
- water and wastewater treatment;
- solid waste;
- refrigerants and other area sources; and
- construction and demolition.

The applicant's materials do not establish that each generic Club Studio amenity will be installed in San Ramon. That uncertainty is precisely why the City must require a definitive operational and equipment schedule before it can compare the proposed use with the former retail use or apply the CAP framework.

The City should disclose:

- whether it completed a CAP consistency checklist;
- whether Club Studio is within the employees, land use, and emissions assumptions of the CAP;
- what floor-area and employee assumptions were used;
- whether the Project is treated as existing development, new nonresidential development, or a change of use;
- whether 24-hour operations and high-intensity equipment were considered;
- what mobile source assumptions were used; and
- whether a quantitative threshold analysis is required.

Long-form CEQA topics audit

The following topics should be addressed in the City's CEQA determination or, if the categorical exemption cannot be supported, in the appropriate Initial Study or other project-level environmental review.

1. **Project description, baseline, and whole of the action**

The City must identify one existing condition baseline and one complete proposed project. At present, the record alternates among:

- a September 2025 filing;
- a May 2026 submission;
- a June 2026 completeness determination;
- July 2026 plans;
- three floor-area figures;
- two shopping center names;
- two project addresses and assessor's parcel numbers;
- generalized and site-specific amenity descriptions;
- 1,029 versus 1,025 parking spaces;
- a 17-space versus 21-space adjusted deficit; and
- a "limited" operation with no disclosed limit.

The complete project must include all reasonably foreseeable components, including the fitness facility, specialized studios, patio, exterior modifications, parking changes, trash enclosure, landscaping, mechanical equipment, juice bar, med spa, recovery services, loading, deliveries, and operating program. The City cannot defer identification of the actual uses to tenant improvement review after approving a CEQA exemption based on a less intensive project description.

2. **Transportation, circulation, and safety**

The City should evaluate:

- VMT screening and, if necessary, modeling;
- daily and peak hour trip generation;
- early morning and overnight trips;

- weekday and weekend trip patterns;
- class change surges;
- employee shift changes;
- customer catchment and trip lengths;
- internal vehicle circulation;
- pedestrian routes between remote shared parking spaces and the facility;
- accessible paths of travel;
- bicycle access and parking;
- ride-hail and passenger loading;
- delivery and service vehicles;
- refuse collection;
- loading dock access;
- fire lanes and emergency access;
- patio-related pedestrian conflicts;
- visibility and conflict points;
- future occupancy of vacant center spaces; and
- cumulative circulation during nearby construction.

Level of service and automobile delay are not CEQA significance measures, but that does not eliminate analysis of safety, access, emergency response, pedestrian and bicycle conflicts, or other transportation-associated effects.

3. **Air quality**

The record should address both construction and operational emissions, including:

- demolition dust;
- construction equipment exhaust;
- worker and haul trips;
- architectural coatings and adhesives;
- mobile source emissions from patrons, employees, deliveries, and waste collection;
- vehicle queuing or idling;
- any emergency generator;
- food service or area source emissions;
- cleaning and laundry products; and
- cumulative construction activity in the surrounding area.

The City should identify the screening criteria and thresholds used and disclose whether a quantitative air quality model or qualitative screening was performed.

4. **Noise and vibration**

Club Studio proposes 24-hour operation and activities that may involve amplified instruction, music, weights, treadmills, rowing, cycling, boxing, reformer equipment, trampoline classes, laundry, mechanical equipment, nighttime arrivals and departures, door closures, alarms, deliveries, refuse collection, and patio activity.

The City should evaluate:

- airborne and structure-borne noise;
- low-frequency music and bass;
- vibration and impact noise;
- exterior mechanical equipment noise;
- nighttime parking lot noise;
- patio use;
- loading and refuse operations;
- construction noise and vibration;
- adjacent tenants;

- existing residences; and
- reasonably foreseeable nearby residential receptors.

The current Conditions of Approval regulate only construction hours. They contain no operational noise standard, patio-hour restriction, delivery or waste-hour restriction, equipment testing requirement, or complaint response and enforcement procedure.

5. **GHG emissions and energy**

The analysis should address:

- mobile source emissions;
- 24-hour building energy use;
- hot yoga heating;
- saunas;
- hot water;
- showers;
- laundry;
- exercise and recovery equipment;
- refrigeration and food service;
- lighting;
- building envelope and mechanical system efficiency;
- refrigerants;
- construction emissions;
- solid waste;
- water and wastewater; and
- applicable CAP measures.

The City must disclose whether it used the CAP checklist or quantitative threshold pathway and provide the completed analysis.

6. **Water, wastewater, and solid waste**

A fitness and wellness facility with large locker rooms, showers, towel service, laundry, saunas, filtered water service, a juice bar, a med spa, and 24-hour operations may have a materially different utility profile from former sporting goods and pharmacy retail uses.

The City should obtain and disclose estimates of:

- daily and peak water use;
- hot water use;
- wastewater generation;
- laundry loads;
- plumbing fixture counts;
- food service demand;
- water treatment or filtration discharge;
- solid waste and recycling volume;
- medical or regulated waste, if any;
- frequency and timing of waste collection; and
- capacity of the proposed three bin trash enclosure.

A utility provider's general ability to serve the shopping center does not establish that the nature or degree of the proposed use is negligible.

7. **Public services, public health, and hazards**

CEQA does not treat the ordinary provision of police, fire, or medical services as an environmental impact in isolation. The City must nevertheless consider whether the Project's demands could require new or altered physical facilities, affect emergency access, or connect to other physical environmental effects.

The City should identify:

- maximum occupancy;
- fire and life safety capacity;
- emergency access and evacuation;
- overnight staffing and security;
- emergency medical response assumptions;
- the specific cryotherapy system proposed;
- whether nitrogen, refrigerants, compressed gases, lasers, medical devices, pharmaceuticals, or other regulated materials will be used;
- ventilation and monitoring requirements;
- medical waste handling;
- cleaning and laundry chemicals;
- food service health requirements; and
- the responsibility of independently operated ancillary providers.

This is not a conclusion that the Project creates a hazardous material or public health impact. It is a request that the City define the actual operation before dismissing the subject without analysis.

8. **Construction**

The plans depict more than interior finish work. The Project includes exterior demolition, façade replacement, roof and parapet changes, patio construction, parking modifications, landscaping, and a new trash enclosure.

The record should address:

- construction duration and phasing;
- demolition quantities;
- construction equipment;
- worker and haul trips;
- staging;
- parking displacement;
- pedestrian detours;
- dust control;
- equipment emissions;
- coatings;
- noise and vibration;
- waste disposal;
- hazardous building materials;
- nighttime or weekend work;
- coordination with neighboring tenants; and
- overlap with nearby construction.

The generic construction hour condition does not address those issues.

9. **Aesthetics, lighting, landscaping, and architectural review overlap**

Architectural review issues and CEQA issues are not identical, but they overlap where design changes produce physical environmental effects. The City's own proposed findings discuss parking lot design, circulation, landscaping, public safety, vehicular access, exterior lighting, and public welfare.

The City should evaluate:

- the amount and location of landscaping removed or replaced;
- tree protection;
- irrigation and water use;
- exterior and parking lot lighting;
- glare and spillover;
- lighting during overnight operation;
- patio lighting;
- façade and roof changes;
- visibility of mechanical equipment;
- trash-enclosure screening;
- pedestrian wayfinding; and
- compatibility with future surrounding development.

Ordinance No. 534 is relevant through the non-retail use change—not through its residential parking amendments

The September 23, 2025 staff report accurately described the direct Division D3 parking standard amendments as Housing Element-related changes for residential uses, supportive housing, and shelters. Those particular parking amendments are not a direct issue for Club Studio.

A different portion of Ordinance No. 534 is directly relevant. The staff report explains that General Plan Policy 4.6-I-21 required the City to evaluate and update the maximum amount of non-retail use in commercial shopping centers. The ordinance removed Zoning Ordinance section D4-38, thereby eliminating the former maximum percentage of non-retail uses in commercial centers.

Club Studio would convert more than 33,000 square feet formerly occupied by Big 5 and Rite Aid into a non-retail Fitness/Health Facility with ancillary service uses. The City therefore should disclose:

- the percentage of retail and non-retail floor area at Crow Canyon Commons before and after the Project;
- whether any currently vacant retail space is assumed to remain vacant in the parking analysis;
- all other approved or pending non-retail conversions;
- whether Club Studio relies upon the removal of section D4-38;
- how the Project remains consistent with the General Plan Retail Shopping designation;
- whether the General Plan 2040 EIR anticipated the resulting center-wide use mix;
- whether the cumulative mix changes operating hours, customer turnover, trip lengths, parking accumulation, utility demand, and public service demand; and
- whether the City considered the resulting change like the shopping center under *Sunflower Alliance*.

This does not mean Ordinance No. 534 independently requires a new CEQA document for every non-retail use. It means the City may not ignore the operative land use change when evaluating the baseline, General Plan consistency, cumulative conditions, or the nature and degree of the proposed use.

The City must explain the ARB's role

Zoning Ordinance section D6-22 distinguishes between specified nonresidential improvements that may receive administrative Architectural Review and other improvements that are subject to ARB recommendation. The listed administrative categories include storefront changes, exterior lighting, fences, landscaping, minor parking lot modifications, and trash areas. If a nonresidential item may have a significant impact, the Zoning Administrator may refer it to the ARB. All other non-residential improvements are assigned to the Board for review and recommendation. (CivicLive)

Club Studio combines many individually listed items with:

- a major change of use;
- substantial interior reconstruction;
- a new patio;
- a new trash enclosure;
- façade and roof demolition and replacement;
- landscaping changes;
- parking changes;
- 24-hour operation; and
- multiple ancillary services.

The City should issue a written determination explaining why the whole Project qualifies for administrative Architectural Review and whether any component falls outside the listed administrative categories. The City should also state whether the significance reference in Zoning Ordinance section D6-22 concerns design significance, environmental significance, or both, and what evidence was used.

If the Project is referred to the ARB, the Board should receive the complete application, staff report, CEQA analysis, parking study, and public comments—not a design presentation isolated from the land use and environmental context. The Board's design role is advisory and distinct from the CEQA determination. Still, its review of lighting, landscaping, parking lot design, circulation, access, patio design, façade alterations, and compatibility with neighboring uses may generate evidence that the CEQA decisionmaker must consider.

The proposed zoning findings and Conditions of Approval are inadequate

1. **The Minor Exception findings do not match the Zoning Ordinance**

Zoning Ordinance section D6-24 allows a parking reduction of up to 15 percent through a Minor Exception and requires findings that:

- no practical alternative exists;
- the purpose of the zone would not be compromised;
- no detrimental aesthetic impact would result; and
- the project otherwise complies with applicable Zoning Ordinance standards. (CivicLive)

The Draft Order's Minor Exception section instead says that the parking study demonstrates adequate parking and that occupancy will not exceed site capacity. Those may be relevant facts, but they do not make the required findings and do not explain why no practical alternative exists.

The City should identify the exact percentage of reduction sought, the denominator used, the effect of the four patio spaces, the source and continuing validity of the existing ten percent reduction, and the evidence supporting every required Zoning Ordinance section D6-24 finding.

2. **The Minor Use Permit findings are conclusory**

Zoning Ordinance section D6-28 exists specifically for uses whose effects on a site and surroundings cannot be determined before the use is proposed for a particular site. It requires findings concerning compatibility of the design, location, size, and operating characteristics; physical suitability; access and utilities; and protection of public health, safety, and welfare. (CivicLive)

The Draft Order largely repeats those findings but supplies no enforceable capacity limits or technical analysis. It cannot rely on the phrase "as conditioned" when the conditions do not address the operational characteristics supposedly supporting the findings.

3. **The Conditions of Approval do not define the claimed limited use**

Apart from the wrong Toyota address and parcel number, the conditions are mostly generic. They do not establish:

- maximum occupancy;
- maximum daily attendance;
- maximum simultaneous classes;
- class sizes;
- hours for classes, the patio, juice bar, med spa, deliveries, or waste collection;
- employee levels;
- noise or vibration performance standards;
- mechanical equipment limits;
- a transportation demand management program;
- a VMT performance standard;
- CAP or GHG measures;
- water or energy measures;
- hazardous material controls;
- required monitoring; or
- corrective action if parking, noise, circulation, or other assumptions prove inaccurate.

The Supreme Court in *Sunflower Alliance* did not resolve the broader question of when conditions relating to potential environmental effects may support a categorical exemption. That question need not be reached here because the proposed Club Studio conditions do not contain the operational limitations that the Draft Order implies.

If the City intends to rely on project definition conditions rather than mitigation, those conditions must be included in the publicly reviewed project description. They must define the actual proposal before the CEQA determination is made.

4. **No Notice of Exemption should be filed before completion of the hearing and administrative process**

CEQA Guidelines sections 15061 and 15062 provide for a Notice of Exemption after an agency determines that a project is exempt and decides to approve it. (Westlaw)

The City's own Zoning Ordinance provides that covered land use permits ordinarily become effective on the 11th calendar day after approval if no appeal has been filed. (CivicLive)

The City should therefore disclose:

- whether it intends to file a Notice of Exemption;
- who will sign it;
- the exemption and rationale it will state;
- whether it will include a CEQA Guidelines section 15300.2 determination;
- whether filing will occur on the decision date, after the ten-day appeal period, or after resolution of any appeal; and
- how the filing date will be communicated to interested parties.

I request that the City not file a Notice of Exemption before:

1. conducting the requested public hearing;
2. considering all timely comments and evidence;
3. correcting the project description and proposed order;
4. making a final, supported CEQA determination;

5. issuing notice of its decision; and
6. allowing the local administrative appeal process to run its course.

Premature filing would create avoidable uncertainty and could start a shortened limitations period while administrative review remains available or pending.

Requested actions

For the reasons stated above, I respectfully request that the City:

1. Accept this letter as a timely request for a public hearing on DPA 2026-0001, MUP 2026-0002, MX 2026-0001, and AR 2026-0002.
2. Confirm that no decision will be made on August 14, 2026.
3. Continue and re-notice the matter after the complete public record has been released.
4. Treat section 2 of this letter as a focused CPRA request and assign a request number.
5. Produce responsive records on a rolling basis and provide the estimated date and time for production required by Government Code section 7922.535.
6. Release the complete signed application and all original, revised, and supplemental submittals, subject only to legally supportable redactions.
7. Release the complete shared parking analysis and all City Traffic Engineer review and concurrence.
8. Release the written staff recommendation required by Zoning Ordinance section D6-20.
9. Identify and release the City-specific CEQA implementing procedures and City Environmental Guidelines applied to the Project.
10. State whether an Environmental Review file exists and explain the rule governing use or non-use of an Environmental Review case number.
11. Correct and reconcile the application chronology, floor area, shopping center name, parking supply and deficit, plan dates, address, assessor's parcel number, physical scope, and ancillary uses.
12. Withdraw the present Draft Order and prepare a corrected staff report and proposed order based on the actual Club Studio Project.
13. Prepare and disclose a *Sunflower Alliance*-compliant comparison of the nature and degree of the former Big 5 and Rite Aid retail uses and the proposed 24-hour fitness and wellness operation.
14. Identify the VMT screening criterion, threshold, methodology, and evidence used, and perform project-level analysis if screening cannot be supported.
15. Disclose whether the Project is consistent with the General Plan 2040 EIR's VMT assumptions and address the significance of the existing VMT SOC.
16. Complete and disclose the applicable CAP consistency checklist or quantitative GHG analysis.
17. Evaluate the connected CEQA topics identified in this letter, including GHG emissions, energy, air quality, noise, vibration, safety, circulation, public services, utilities, public health, hazards, construction, lighting, landscaping, water, wastewater, and solid waste.
18. Prepare and disclose an express CEQA Guidelines section 15300.2(b) and (c) analysis.
19. Provide a center-wide analysis of retail and non-retail uses and address the relevance of Ordinance No. 534's removal of the former non-retail-use cap.
20. Issue a written determination explaining whether the Project should be referred to the ARB and the evidence supporting administrative review.
21. Replace the generic Conditions of Approval with project-specific and enforceable operating parameters if the City intends to rely on a limited project definition.
22. Provide no less than 15 calendar days for public review after the complete application, studies, staff recommendation, corrected order, and CEQA analysis have been posted.
23. Conduct the requested public hearing before any approval.
24. Refrain from filing a Notice of Exemption until the City has completed the hearing, decision, notice, and administrative appeal process.
25. Include this letter, its citations, the City's response, all subsequently produced records, and all written and oral public comments in the complete administrative record for the Project and its CEQA determination.

Conclusion

The current public record does not establish that Club Studio qualifies for the categorical exemption in CEQA Guidelines section 15301.

The deficiency is not simply that the Project changes from retail to a fitness use; *Sunflower Alliance* makes clear that a new use can sometimes qualify. The deficiency is that the City has not performed or disclosed the required comparison of the nature and degree of the former and proposed uses.

That omission is compounded by:

- no publicly supplied complete, signed application;
- no separately identifiable staff report or analytical recommendation;
- no disclosed City-specific CEQA procedure;
- no identified Environmental Review file or explanation;
- no CEQA Guidelines section 15300.2 analysis;
- no VMT screening or threshold methodology;
- no CAP or GHG analysis;
- no complete parking study despite express reliance on it;
- no written City Traffic Engineer concurrence;
- multiple conflicting floor-area figures;
- conflicting application and plan dates;
- conflicting parking calculations;
- the wrong shopping center name;
- the Toyota address and parcel number in the Club Studio Conditions of Approval;
- an inaccurate “no new structure” characterization;
- no enforceable capacity or operating limits;
- no project-specific operational noise, transportation, energy, water, public service, or hazard conditions; and
- no documented consideration of the changed use mix and current environmental setting.

I am not asking the City to prejudge that every potential environmental effect is significant. I am asking the City to disclose the complete application, define the actual project, apply its own adopted procedures and current regulatory framework, conduct the analysis necessary to support its CEQA determination, and permit meaningful public participation before exercising discretionary approval authority.

Until those steps have occurred, the City should not approve the applications or file a Notice of Exemption.

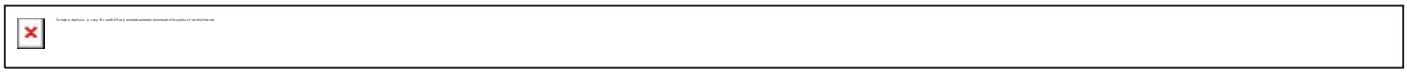
Please confirm receipt, acceptance of the hearing request, continuation of the proposed August 14 action, assignment of a Public Records Act request number, and the estimated date and time when the requested records will be made available.

Respectfully submitted,

Brian C. Swanson, AICP
San Ramon Resident, Voter, and Taxpayer

From: Brian Swanson <[redacted]>
Sent: Tuesday, August 11, 2026 3:13 PM
To: [redacted]
Subject: Fwd: Notice of Pending Development Plan Amendment Application

---------- Forwarded message ---------
From: **City of San Ramon** <casramon@service.govdelivery.com>
Date: Tue, Aug 4, 2026 at 12:39 PM
Subject: Notice of Pending Development Plan Amendment Application
To: [redacted]>



You are subscribed to Official Meetings & Notices for City of San Ramon. This information has recently been updated, and is now available here:

Notice of Pending Development Plan Amendment Application - Club Studio - (DPA 2026-0001, MUP 2026-0002, MX 2026-0001, AR 2026-0002, filed on September 8, 2025)

Draft ZA Order No. 03-26



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