



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

April 10, 2013

**File Number:** 2013-7144      **Permit Type:** Special Development Permit

**Location:** 152 W. El Camino Real (near Sunnyvale-Saratoga Road)  
(201-37-012)

**Applicant/Owner:** Total Woman Gym & Spa/The Leung Trust

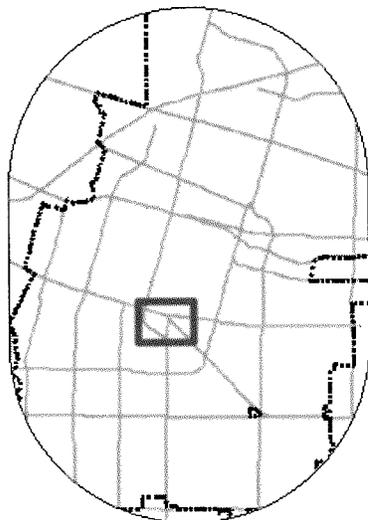
**Staff Contact:** Elise Lieberman, Assistant Planner, (408) 730-7443

**Project Description:** To allow a recreational/athletic/day spa facility (Total Woman Gym & Spa) within an existing shopping center.

**Reason for Permit:** A Special Development Permit is required for recreational and athletic facilities.

**Issues:** Use

**Recommendation:** Approve with Conditions



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Commercial General Business	Same
Zoning District:	C-2/ECR	Same
Total Sq. Ft. on Site:	59,854	Same
Tenant Sq. Ft.:	Vacant	Same
Parking:	330	Same

Previous Planning Projects related to Subject Application <ul style="list-style-type: none"> <li>The original shopping center was built in 1965 (UP #1055). Additional permits were subsequently approved for new buildings and uses in the shopping center, including the existing Boudin building (restaurant) (SDP# 1997-0127).</li> <li>The new 3,500 sq.ft. building (Peets/Habit Burger) was approved by the Zoning Administrator in 2005 (SDP# 2004-0856).</li> </ul>	<b>Yes</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements	<b>No</b>

**Use Description:** The applicant proposes to combine two tenant spaces (the former Trader Joe's and existing Nizario's spaces) within the main building of the shopping center for use as a recreational/athletic facility (or gym) and day spa. The facility offers the following amenities to its registered members: locker rooms, work-out equipment, personal training, private Pilates instruction, group classes, sauna, steam and quiet rooms and child care (for patrons while working out only). The spa portion would offer massages, facials and body treatments.

**Hours of Operation:** The facility would operate between 5 a.m. and 10 p.m. Monday to Friday, and 6 a.m. to 9 p.m. Saturday and Sunday. The applicant expects the peak hours of operation to be between 8 a.m. to 10 a.m. and 4 p.m. to 6 p.m.

**Expected Employees / Customers:** Approximately 5-6 full time staff and up to 10 part time employees are expected to be on-site at any given time. At any given time, there are expected to be roughly 20 patrons per hour using the facilities. During peak hours the number of patrons may increase to around 30 patrons per hour.

**Floor Plan:** The entrance of the facility would face the parking lot in the rear of the property where the former Trader Joe's entrance is currently located. A floor plan is shown in Attachment B.

**Exterior Changes:** No modifications are proposed to the exterior of the building as part of this permit. Façade modifications and tenant improvements will be requested as separate permits if the change of use is approved. Minor façade improvements consistent with the shopping center design will be reviewed at a staff level.

**Landscaping:** A preliminary landscape plan will be completed according to Conditions of Approval PC-3 and will be reviewed by staff prior to the issuance of building permits. The landscape plan will include the replacement of trees in the parking lot, the removal of the shopping cart corrals, the addition of bicycle racks, and the addition of a pedestrian walkway.

**Parking:** The site proposes to maintain 290 parking spaces. The current number of parking spaces is adequate to satisfy the parking requirements for the shopping center, however as previously mentioned, bicycle racks will be required. A total of 17 bicycle spaces will need to be installed as discussed in the Conditions of Approval AT-7. Parking rate calculations can be reviewed in Attachment D.

**Public Contact:** 313 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters or calls were received.

**Environmental Determination:** A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

## **FINDINGS**

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In order to approve the Special Development Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. (*Finding Met*)
  - **Policy LT-4.13:** Promote an attractive and functional commercial environment. (*Previously LUTE Policy N1.13*)
  - **LT-4.13d:** Encourage the maintenance and revitalization of shopping centers. (*Previously LUTE Action Statement N1.13.4*)

The proposed use is consistent with the objectives of the General Plan as it will contribute to the diversity of uses along El Camino Real, and is compatible with the mix of uses within the shopping center.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application

refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The project is expected to have no impacts on surrounding properties. The site is already developed. The proposed use should not cause any significant impacts to the site or surrounding area. The proposed change of use would be to occupy an existing space that is currently vacant and the surplus in parking spaces ensures no disservice to the shopping center will occur.

**ALTERNATIVES:**

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1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

**RECOMMENDATION**

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Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:



Gerri Caruso  
Principal Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Plans
- C. Letter from the Applicant
- D. Parking Rate Calculation

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
APRIL 10, 2013**

**Planning Application 2013-7144**

152 W. El Camino Real

Special Development Permit

A change of use is required to allow a recreational/athletic facility and day spa  
(Total Woman Gym & Spa) within an existing shopping center.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing.  
[COA] [PLANNING]

**GC-2. USE EXPIRATION:**

The approved Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

**GC-3. PERMIT EXPIRATION:**

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

**GC-4. SIGNS**

All new signs shall be in conformance with Sunnyvale Municipal Code and existing Master Sign Programs. [SDR] (PLANNING)

**PC: THE FOLLOWING SHALL BE ADDRESSED PRIOR TO COMMENCEMENT (OR AS NOTED IN THE CONDITION) OF THE APPROVED USE.**

**PC-1. BEST MANAGEMENT PRACTICES - STORMWATER:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**PC-2. CONDITIONS OF APPROVAL:**

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

**PC-3. LANDSCAPE PLAN:**

Landscape plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

- a) All areas not required for parking, driveways or structures shall be landscaped.
- b) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- c) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

**AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

**AT-1. DELIVERY HOURS:**

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
- b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]

**AT-2. HOURS OF OPERATION:**

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 5:00 a.m. to 10 p.m. Monday-Friday and 6:00 a.m. to 9:00 p.m. Saturday and Sunday for standard hours of operation, excluding short duration sales events which may have extended hours. Hours extending beyond those stated shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

**AT-3. RECYCLING AND SOLID WASTE:**

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

**AT-4. LOUDSPEAKERS PROHIBITED:**

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-5. **EXTERIOR EQUIPMENT:**

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

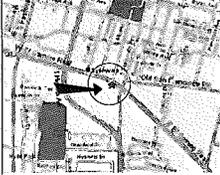
AT-6. **LANDSCAPE MAINTENANCE:**

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-7. **BICYCLE PARKING SPACES:**

As per the new Parking Requirements, 17 bicycle spaces shall be installed throughout the shopping center and can be provided in the form of bicycle racks. [COA] [PLANNING]

**SUNNYVALE SHOPPING CENTER.**  
144 WEST EL CAMINO REAL, SUNNYVALE, CA. 94087



APN # 201-37-012

LOCATION PLAN. NTS.

**PROPOSED SITE IMPROVEMENTS**

CITY OF SUNNYVALE INFO:  
PLANNING PERMIT #.....  
BUILDING PERMIT #.....

	EXISTING	PROPOSED
GENERAL PLAN	COMMERCIAL	
ZONING DISTRICT	CS-1	
KEY AREA	20-0000	
BUILDING TYPE	GROUP B	
FIRE ALARM	TYPE V, NON-SPRINKLERED	
FLOOR AREA	26,895	
PLANNING AREA	26,895	
NO. OF BUILDINGS ON SITE	1	
EXISTING USE	CA	
TOTAL FLOORING FEET	34	34,677
NUMBER OF STORIES	3	3
NUMBER OF UNITS	0	0
NUMBER OF HOUSES	0	0
NUMBER OF VEHICLES	0	0

PROJECT DATA

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF:

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- CALIFORNIA HEALTH AND SAFETY CODE
- CITY OF SUNNYVALE PLANNING CODE

**DEFERRED SUBMITTALS**

1

APPLICABLE CODES.

**ARCHITECTURAL**

- SK1 PROJECT DATA EXISTING SITE PLAN
- SK2 PROPOSED (PARTIAL) SITE PLAN, SITE IMPROVEMENTS.

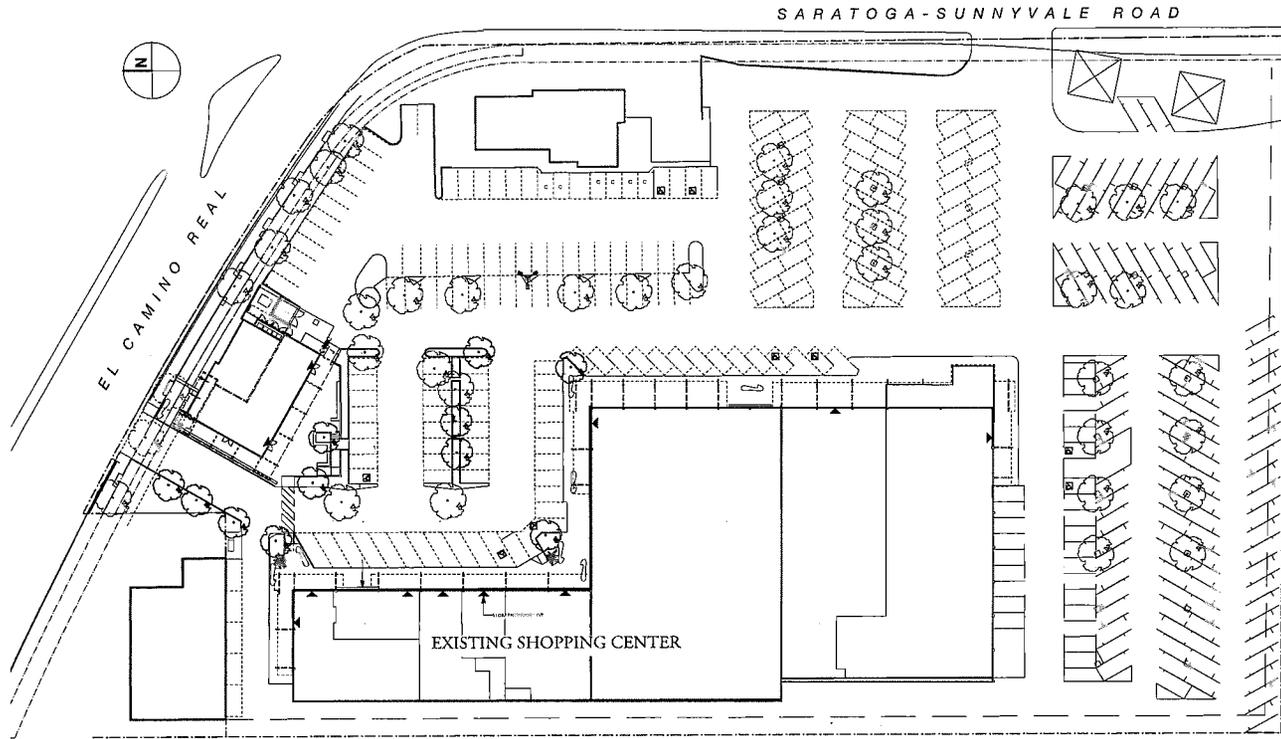
DRAWING LIST



PROPOSED FACADE IMPROVEMENT (UNDER SEPERATE PERMIT)

**dja**  
**DE JESUS & ALATORRE ARCHITECTS**  
2455 Bates Avenue, Suite H  
Concord, CA 94520  
888-dja-arc1  
info@dja-arc.com  
www.dja-arc.com

**SUNNYVALE SHOPPING CENTER**  
144 WEST EL CAMINO REAL, SUNNYVALE, CA. 94087



1 EXISTING SITE PLAN  
1/8" = 1'-0"

PROPOSED SITE IMPROVEMENTS UNDER SEPERATE APPLICATION FOR REFERENCE ONLY

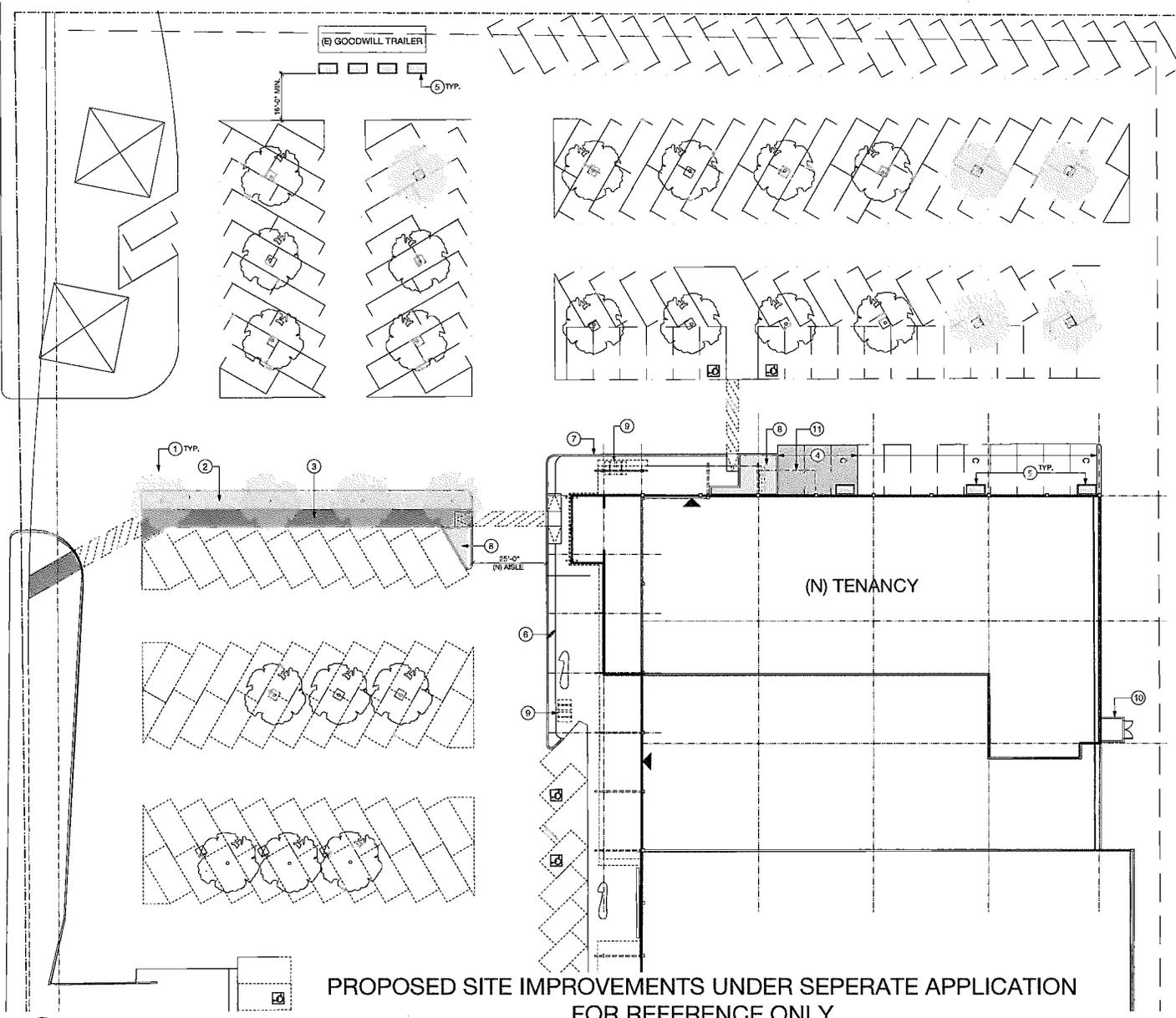
ATTACHMENT **B**  
Page 1 of 4

DATE: 04.21.11  
JOB NO: 1295-00019  
SCALE: AS NOTED  
SUBMITTALS FOR INFORMATION ONLY: 04.04.13

DRAWING TITLE: PROJECT DATA

SHEET NUMBER: **SK1**

SARATOGA - SUNNYVALE ROAD



PROPOSED SITE IMPROVEMENTS UNDER SEPERATE APPLICATION FOR REFERENCE ONLY

**KEYED NOTES**

- 1 (N) TREES PLANTED IN EXISTING TREE WELLS, PROPOSED, MATCH TO EXISTING TREE TYPE.
- 2 (N) LANDSCAPING BED, 5'-0" WIDE, PROVIDE IRRIGATION & PLANTING TO MATCH (E).
- 3 (N) ACCESSIBLE PATH OF TRAVEL FROM SIDEWALK TO CENTER WALKWAY, 5'-0" WIDE 12" CONCRETE PAVERS W/ ASSOCIATED A.D.A. COMPLIANT CURB RAMP, STRIPING AND DETAILS.
- 4 RESTRIPE PARKING AREA TO INCLUDE 3 NEW PARKING SPACES. IDENTIFY 3 SPACES AS COMPACT ONLY.
- 5 PRE-CAST CONCRETE PLANTERS 3'-0" X 8'-0" W/ ASSOCIATED PLANTING TBD.
- 6 EXTEND (E) WALKWAY INTO ASPHALT AISLE, REDUCE AISLE TO 25'-0" WIDTH, PROVIDE 6" CURB AS INDICATED, MATCH (N) WALKWAY FINISH, PATCH AND REPAIR AS REQUIRED.
- 7 REBUILD/RESTORE (E) CURB EDGE TO PROVIDE 6" CURB, PROVIDE ADA COMPLIANT CURB CUT RAMP AS INDICATED.
- 8 (N) PLANTING BED, PROVIDE IRRIGATION & PLANTING TO MATCH (E).
- 9 (N) BICYCLE PARKING RACKS AT INDICATED LOCATIONS, NOTE 18 SPACES WILL BE PROVIDED THROUGH FACILITY, LOCATIONS TO BE VERIFIED.
- 10 (E) GARBAGE ENCLOSURE.
- 11 REMOVE (E) CART CORRAL AND ASSOCIATED CANOPY.

**DE JESUS & ALATORRE ARCHITECTS**  
 2455 Bates Avenue, Suite N  
 Concord, CA 94520  
 916-dj-ar-ct  
 info@dj-ar.com  
 www.dj-ar.com

**SUNNYVALE SHOPPING CENTER**  
 144 WEST EL CAMINO REAL, SUNNYVALE, CA, 94087

DATE: 04.01.13  
 JOB NO: LMS-10012  
 SCALE: AS NOTED  
 DRAWN BY: JMW/DAE  
 FOR INFORMATION ONLY: 01.04.11

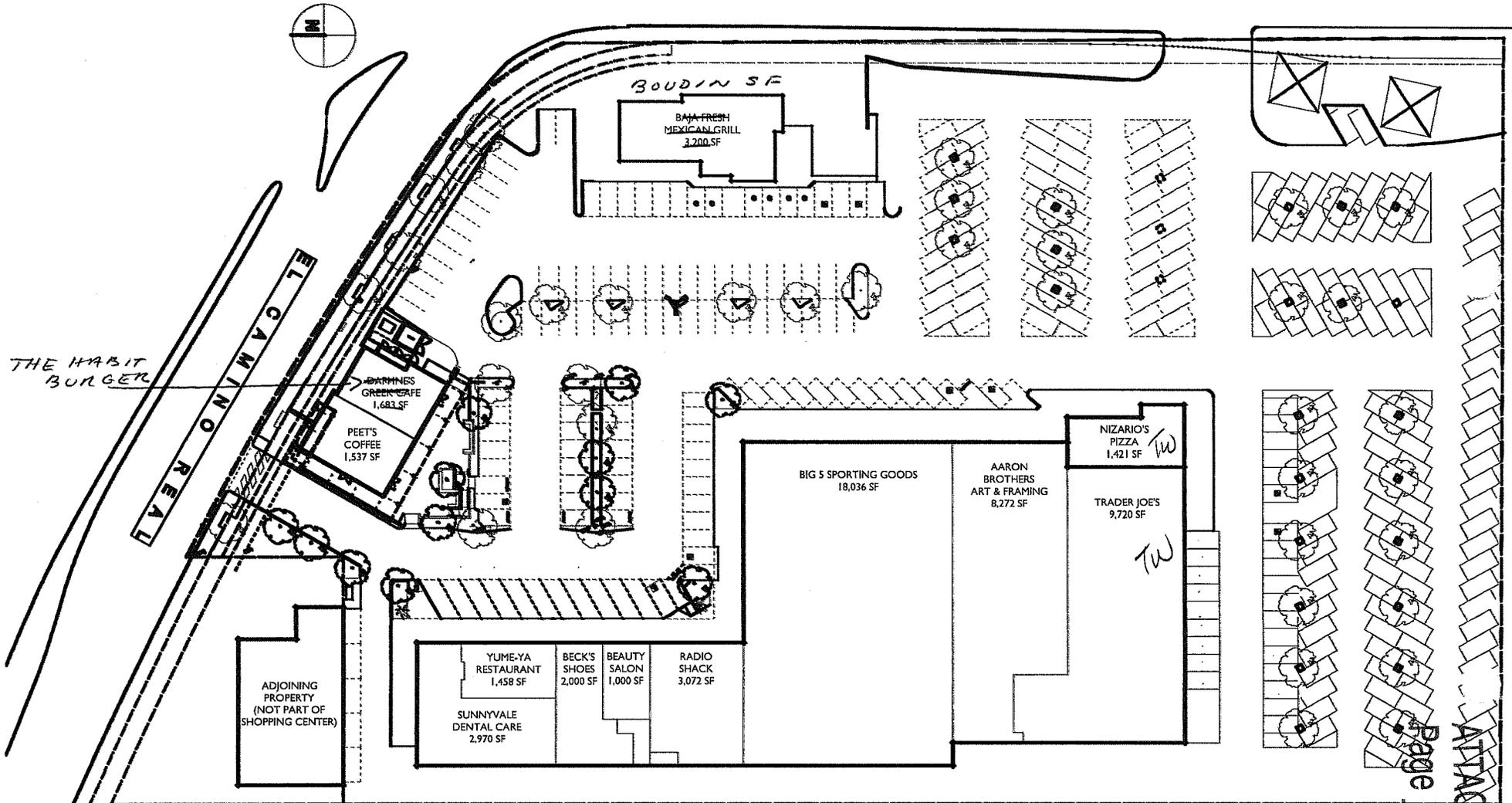
DRAWING TITLE: PARTIAL SITE PLAN

SHEET NUMBER: SK2

ATTACHMENT **B**  
 Page 2 of 4

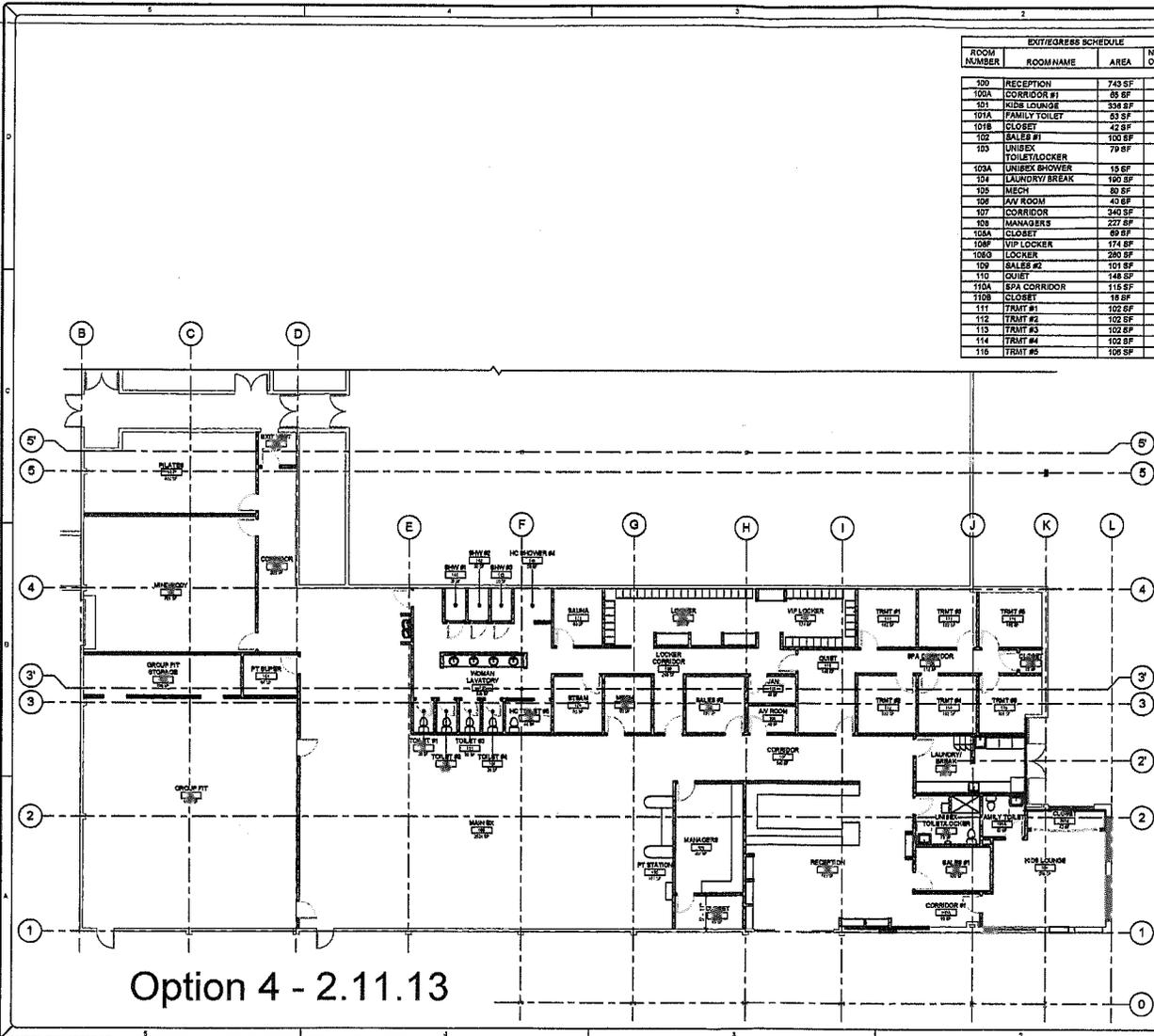
1 PROPOSED SITE PLAN (PARTIAL)  
 1/16" = 1'-0"

**SARATOGA - SUNNYVALE ROAD**



- NOTES**
1. ALL SQUARE FOOTAGE FIGURES ARE APPROXIMATE.
  2. NUMBER OF PARKING STALLS: 330

**SITE PLAN**



EXIT/EGRESS SCHEDULE			
ROOM NUMBER	ROOM NAME	AREA	Number of Occupants
300	RECEPTION	743 SF	
100A	CORRIDOR #1	85 SF	
301	KIDS LOUNGE	338 SF	
101A	FAMILY TOILET	23 SF	
101B	CLOSET	42 SF	
102	SALES #1	100 SF	
103	UNIBEX TOILET/LOCKER	79 SF	
103A	UNIBEX SHOWER	15 SF	
304	LAUNDRY BREAK	180 SF	
105	MECH	82 SF	
106	JAW ROOM	40 SF	
107	CORRIDOR	340 SF	
108	MANAGERS	227 SF	
108A	CLOSET	69 SF	
108B	LOCKER	174 SF	
109	SALES #2	121 SF	
110	QUIET	148 SF	
110A	SPA CORRIDOR	115 SF	
110B	CLOSET	18 SF	
111	TRMT #1	102 SF	
112	TRMT #2	102 SF	
113	TRMT #3	102 SF	
114	TRMT #4	102 SF	
116	TRMT #5	106 SF	

EXIT/EGRESS SCHEDULE			
ROOM NUMBER	ROOM NAME	AREA	Number of Occupants
116	TRMT #5	101 SF	
120	LOCKER CORRIDOR	248 SF	
123	SALINA	83 SF	
124	STEAM	53 SF	
125	LANI	40 SF	
130	WOMAN LAVATORY	358 SF	
131	TOILET #1	20 SF	
132	TOILET #2	20 SF	
133	TOILET #3	20 SF	
134	TOILET #4	20 SF	
135	HC TOILET #5	44 SF	
141	SHW #1	20 SF	
142	SHW #2	20 SF	
143	SHW #3	20 SF	
144	HC SHOWER #4	28 SF	
150	PT STATION	175 SF	
151	PT SUPER	87 SF	
160	MAIN EX	2924 SF	
160A	CORRIDOR	290 SF	
160B	EXIT VEST	28 SF	
161	GROUP FIT	1498 SF	
161A	GROUP FIT STORAGE	126 SF	
162	MIND/BODY	701 SF	
163	PILATES	402 SF	
Grand total		10924 SF	0.0

ARCHITECT  
**KENN BUTTS A.I.A.**  
 KENNETH L. BUTTS  
 ARCHITECT  
 124 WASHINGTON ROAD  
 WEST CAPEL HILL, NC 27517  
 919-286-2277  
 FAX 919-286-2277

NOT FOR CONSTRUCTION

REGISTERED  
**CARE STATES**  
 REGISTERED ARCHITECT  
 STATE OF NORTH CAROLINA  
 No. 10000

NOT FOR CONSTRUCTION

PROJECT NUMBER: A2.10  
 DATE: 01-18-17

100% Completion:  100%  
 100% Completion:  100%

DRAWN BY: GAC  
 CHECKED BY: GAC  
 DATE: 01-18-17

CONSULTANT  
**AECOM**  
 CIVIL ENGINEERING DIVISION  
 1000 SHILOH ROAD, SUITE 100  
 RALEIGH, NC 27601

PROJECT INFORMATION  
 TOTAL WORKSHEET SHEETS: 10  
 CITY, STATE:   
 SHEET TITLE:   
 FIRST FLOOR PLAN  
 SHEET: **A2.10**  
 PROJECT:   
 000000

Option 4 - 2.11.13

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ATTACHMENT B  
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# total woman gym+spa

March 12, 2013

I am excited to introduce myself and Total Woman Gym + Spa.

Total Woman is a unique chain of fitness centers with day spas designed for women 25-64. Our average member is married, has children, and an advanced degree. Our members want an environment that look, feels and smells more like a spa than a traditional co-ed health club. Total Woman offers the privacy that women are seeking, along with affordable pricing and state-of-the-art programming, equipment, and amenities.

Total Woman Gym and Day Spa, with corporate offices in Westlake Village, CA, is the largest full service women's fitness center and day spa in Southern California, and expanding in the western states. Starting in 1965, we have dedicated more than 47 years helping women. Currently we have 15 locations, (with 1 in pre-sale that commenced December 1, 2012 in San Jose). We are based in Southern California, in the greater Los Angeles area, Orange County and San Diego. We recently opened in the San Francisco Bay area with huge reception, and have emerging markets in negotiation. We plan to open 5-8 corporate locations (both inside and outside of California) per year over the next 4-5 years. Our co-tenants and Landlords love having us in their centers because our quality customers are women that spend their money at the centers. The parking is not as demanding a co-ed facility and typical requires 5/1000 sq. ft.

Our hours are typically 5am -10 pm, M-F and 6am- 9pm on the weekends. However, our hours may vary depending upon the location and use demands in particular markets. We employ approximately 10- 15 full time employees, whose schedules vary and up to 75 part time employees for a mature club that fill a variety of positions from housekeeping to group fitness instructors that may teach one or more classes per week. Our operations are run by a trained General Manager that oversees the daily operations as the CEO of each club, with a Group Fitness Supervisor, Spa Supervisor and Personal Training Supervisor that run individual departments.

I would invite you to view our website [totalwomanspa.com](http://totalwomanspa.com) to see our extensive offerings and group fit class schedules that vary per demand and location.

Total Woman provides women opportunities to reach their personal health goals by offering the finest Fitness Services, Skin and Body Care, including massage and Wellness Education in a welcoming, nurturing and supportive atmosphere.

We value our clients, pride ourselves on delivering exceptional services, and encourage all women to experience the Total Woman difference.

- Impeccably Clean and Stunning Facilities
- State-of-the-art Cardiovascular and Strength Training Equipment
- Expert Personal Training and Private Pilates Instruction
- Dynamic Group Fitness Classes such as Power Yoga, Kickboxing, Zumba and more!
- A Luxurious Spa with Massages, Facials, Body Treatments & more!
- Relaxing Sauna & Steam room and Quiet Areas
- Safe & Fun Kids' Club
- Compassionate, Motivating & Helpful staff
- 15 Locations to serve you and more to come!

An affordable luxury for today's woman, please see visit us on the web at [totalwomanspa.com](http://totalwomanspa.com).

**Company Mission Statement:**

**Our Purpose: We empower women so they can live their best lives.**

**Our Promise: We support and guide women to reach their personal health and wellness goals in a space created for them, by a staff committed to them.**

If you should have any questions, please don't hesitate to call.

Best regards,

Joan Brandt  
Development & IT Manager  
**Total Woman Gym & Day Spa**  
4530 E. Thousand Oaks Blvd., Suite 200  
Westlake Village, CA 91362  
805-449-1005 x 1115  
805-558-6208 cell

### Parking Calculations

Parking Lot Calculations for the Entire Shopping Center			
Tenant	Space (sq.ft.)	Parking Rate	# of Parking Spaces Required
Boudin	3,200	Shopping Center rate of 4/1,000 sq.ft. minimum	195 spaces
The Habit Burger	1,683		
Peet's Coffee	1,537		
Yume-Ya Restaurant	1,458		
Sunnyvale Dental Care	2,970		
Beck's Shoes	2,000		
Beauty Salon	1,000		
Radio Shack	3,072		
Big 5 Sporting Goods	18,036		
Aaron Brothers Art & Framing	8,272		
Total Woman Gym & Spa	11,141	Recreational and Athletic Facility rate of 5/1,000 sq.ft. of general area plus 20/1,000 sq.ft. of classroom area	43 spaces for general area plus 52 spaces for classroom area
<b>TOTAL</b>	<b>54,369</b>	<b>330 Current Spaces</b>	<b>290 Spaces Required</b>
		<b>Surplus of 40 Parking Spaces</b>	