



NOTICE OF PUBLIC HEARING

Planning Commission
Karen Maggio, Chair
Rick Humann, Vice Chair
Jeanne Ateljevich
Tom Chastain
Pattie Curtin-Tinley
Will Lovitt
J. Allen Sayles

BODY: Planning Commission
DATE: Monday, April 1, 2013
TIME: 7:00 p.m. (please see the agenda for estimated start time of each item)
PLACE: Lafayette Library & Learning Center, 3491 Mt. Diablo Blvd • Community Hall
RE: **L01-13 Mighty Pilates (Applicant), Basil Christopoulos (Owner), P-1 Zoning:** Request to operate an exercise studio, classified as a General Personal Service, in the Town Center located at 3604 Mt. Diablo Blvd. (formerly Big Sky Luxury Yarns). APN 243-040-034

You have received this notice because you are a property owner in the vicinity of the project or have requested a notice of this project. A mailed Notice of Public Hearing is only provided for this initial hearing. If the application is continued to a future date, interested parties are responsible for tracking the matter on subsequent agendas.

You may review the agenda and staff report, posted the Monday before the hearing, by visiting the [City Calendar](#) on the City's website and clicking on the meeting date. The agenda includes an estimated start time and staff recommendation on each item. Any last minute changes or cancellations will be posted here. The Action Agenda, summarizing the Commission's action on each item including, any continuance date, is posted to the same location on the City's web site following day. If you would like to subscribe to receive agendas via email, sign-up for free on the [home page](#) of the City's website.

The application described above is available for public review at the City Offices during Planning Counter Hours. You can also view information on this application, including maps, aerial photos, and project plans online at:

www.lovelafayette.org > City Calendar > Meeting Date

You are invited to provide oral testimony at the meeting. Written comments received by 5:00 p.m. on the Wednesday 12 days prior to the hearing date will be included with the staff report provided to each Commissioner prior to the hearing. Copies of comments submitted by 12:00 p.m. on the hearing date will be made available to the Commission and public at the meeting; however there is no guarantee that there will be adequate time to read and discuss these comments at the meeting. Individuals who submit comments are encouraged to attend the hearing to answer any questions. Any comments received during the hearing will be distributed to the Commissioners in the next packet if the item requires an additional hearing. Comments and questions should be directed to the Project Planner, listed below.

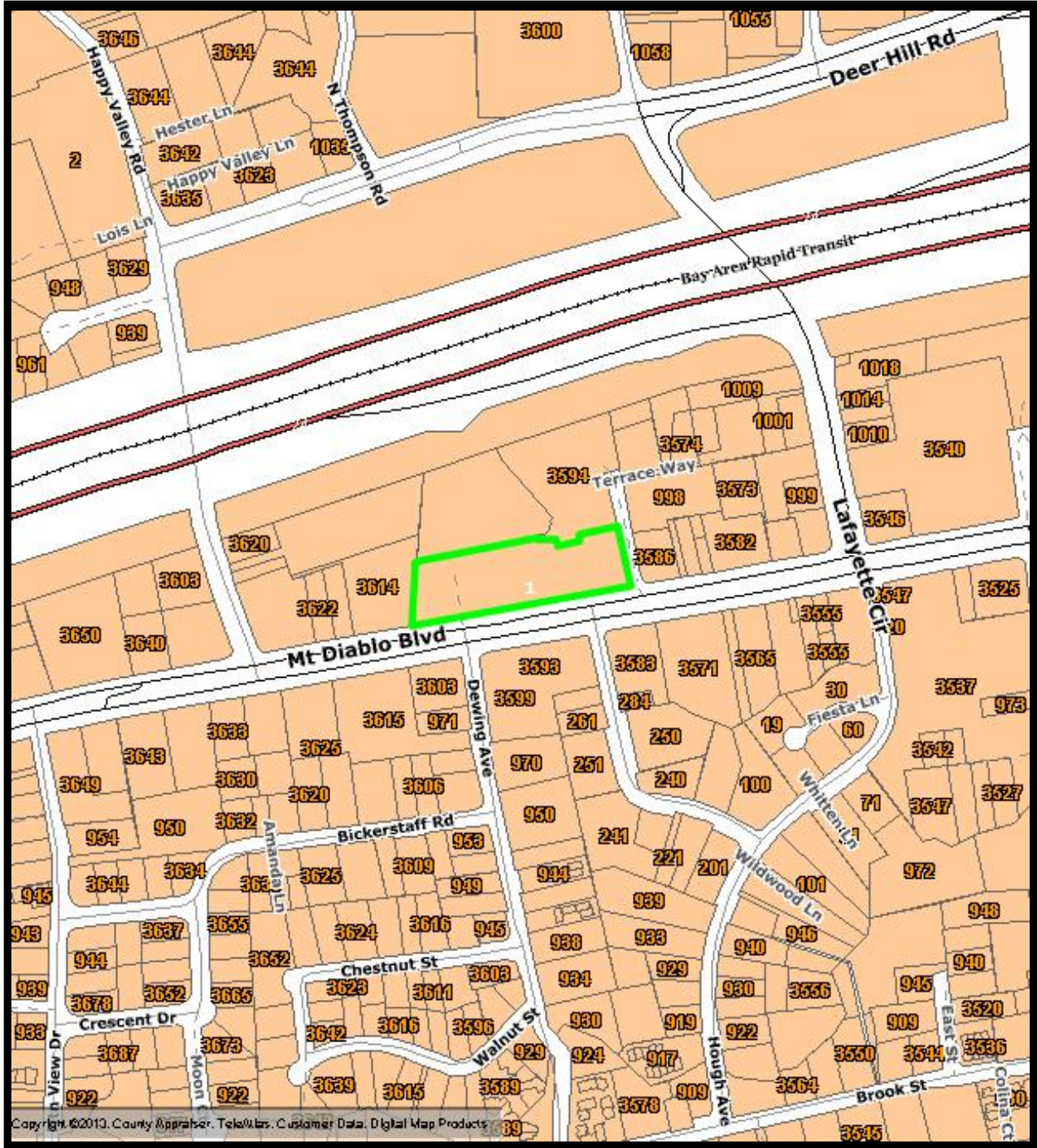
If you challenge the City's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. California Code of Civil Procedure §1094.6 (review of administrative decisions) is applicable to the City of Lafayette and provides for the review of any decision of the City only if the petition for writ of mandate is filed within 90 days after the decision becomes final.

Project Planner: Lindy Chan, Senior Planner • Tel. (925) 299-3202 • Email: lchan@lovelafayette.org

Planning Commission email: planningcommission@lovelafayette.org

Lindy Chan, Senior Planner

March 14, 2013



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3590 - 3608 Mt. Diablo Blvd.
APN 243-040-034



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**3590 - 3608 Mt. Diablo
Blvd.
APN 243-040-034**

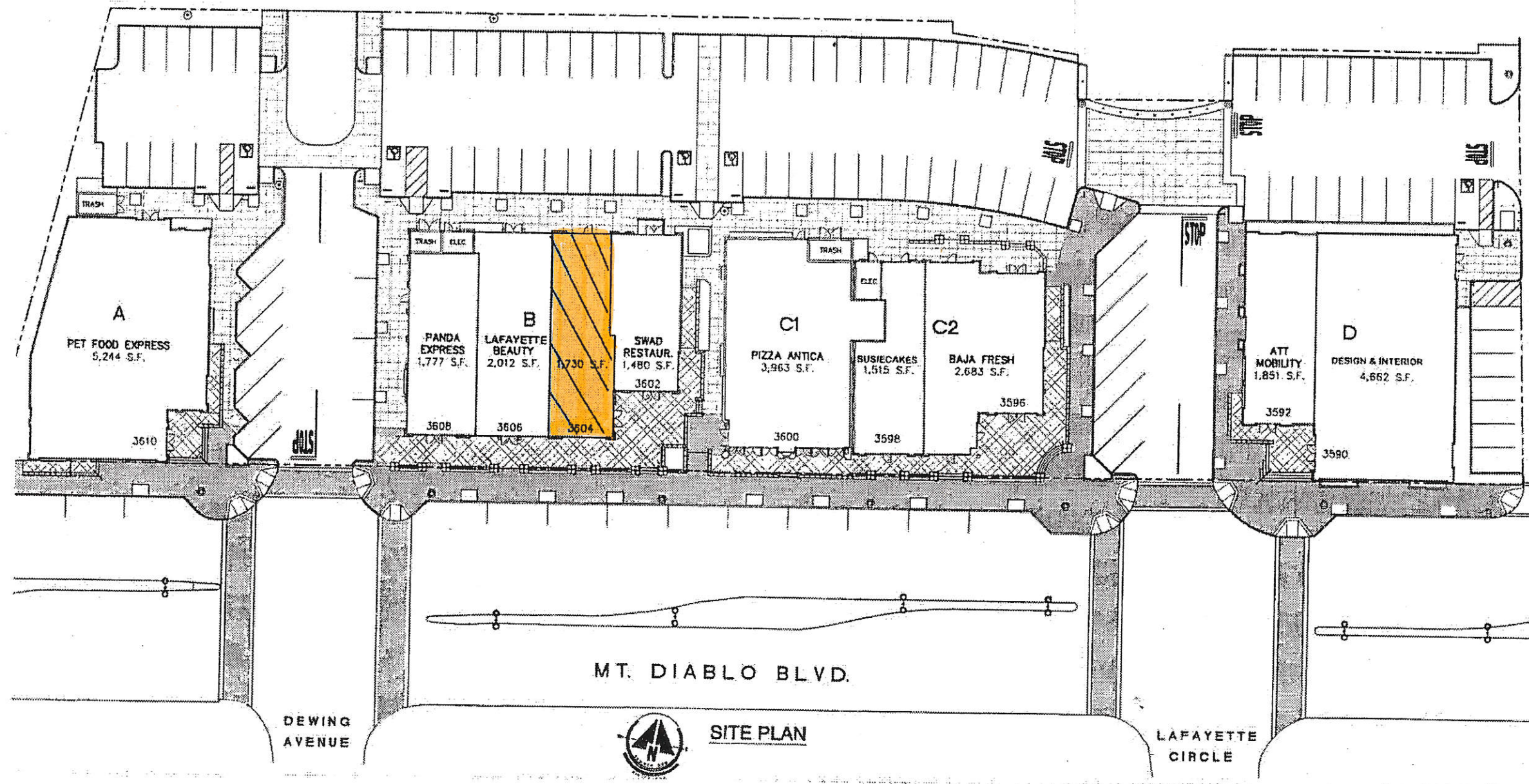


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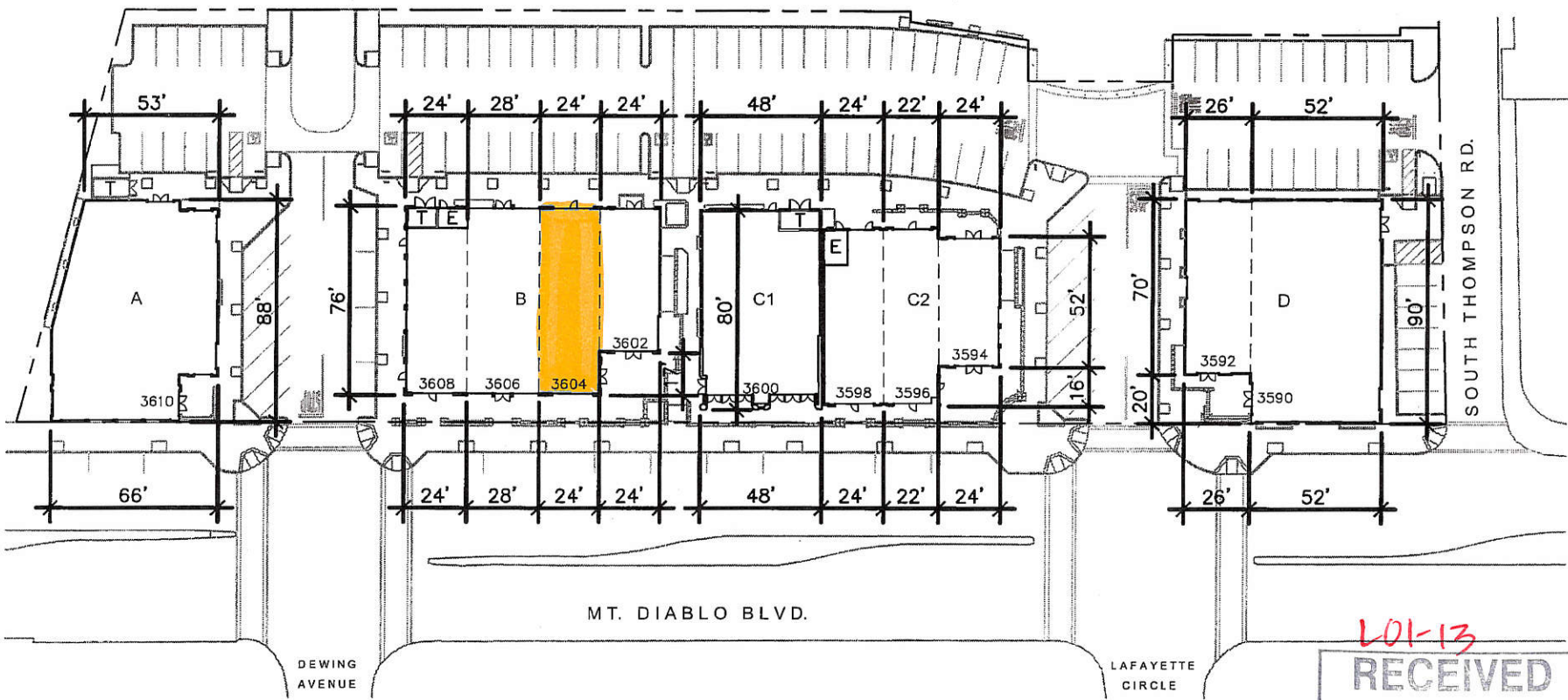
EXHIBIT "A"

SITE PLAN OF SHOPPING CENTER WITH PREMISES CROSS-HATCHED



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FEB 05 2013
CITY OF LAFAYETTE
PLANNING DEPT.

RESIDENTIAL PROJECT



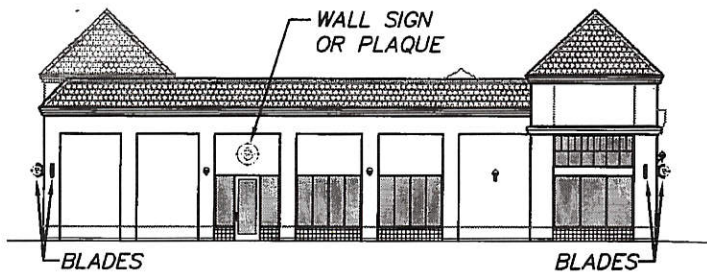
SITE PLAN
N.T.S.

LOI-13
RECEIVED
 FEB 05 2013
 CITY OF LAFAYETTE
 PLANNING DEPT.

DWG NO:	CH015
SN-1	8-27-99

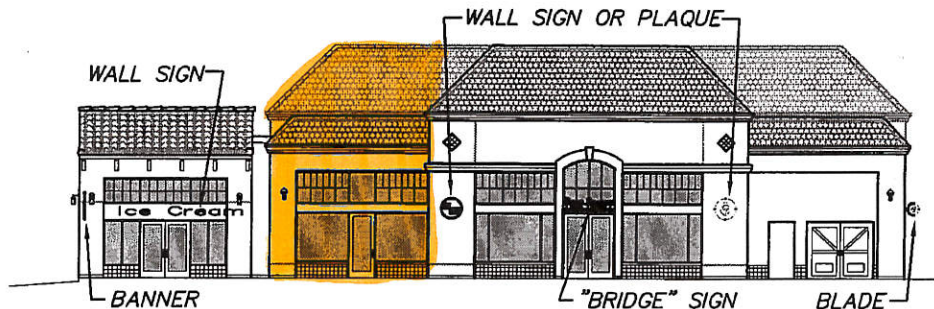
**LAFAYETTE TOWN CENTER
SIGN PROGRAM**

thomas j wilson architects
 43 PANORAMIC WAY, WALNUT CREEK, CA 94595 TEL: (925) 906-1957, FAX: (925) 906-1955



WEST ELEVATION - BUILDING B

3608: 40 S.F. MAX. ALLOWED AT WEST ELEV.

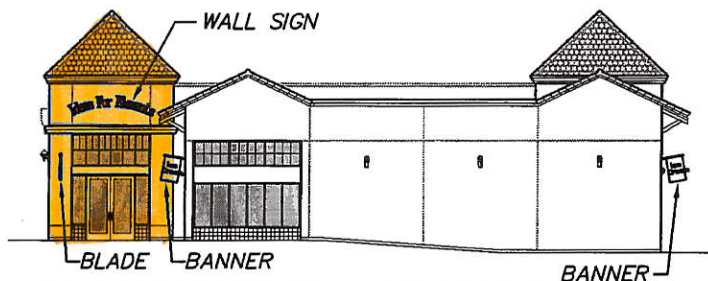


NORTH ELEVATION - BUILDING B

3602: 20 S.F. MAX. ALLOWED AT NORTH ELEV.

3604: 20 S.F. MAX. ALLOWED AT NORTH ELEV.

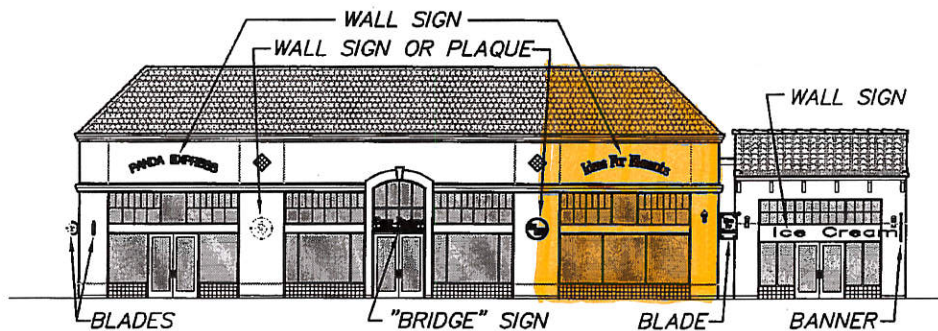
3606: 29 S.F. MAX. ALLOWED AT NORTH ELEV.



EAST ELEVATION - BUILDING B

3604: 20 S.F. MAX. ALLOWED AT EAST ELEV.

3602: NO SIGNAGE ALLOWED AT EAST ELEVATION.



SOUTH ELEVATION - BUILDING B

3602: 20 S.F. MAX. ALLOWED AT SOUTH ELEV.

3604: 20 S.F. MAX. ALLOWED AT SOUTH ELEV.

3606: 29 S.F. MAX. ALLOWED AT SOUTH ELEV.

3608: 20 S.F. MAX. ALLOWED AT SOUTH ELEV.

LOI-13

RECEIVED

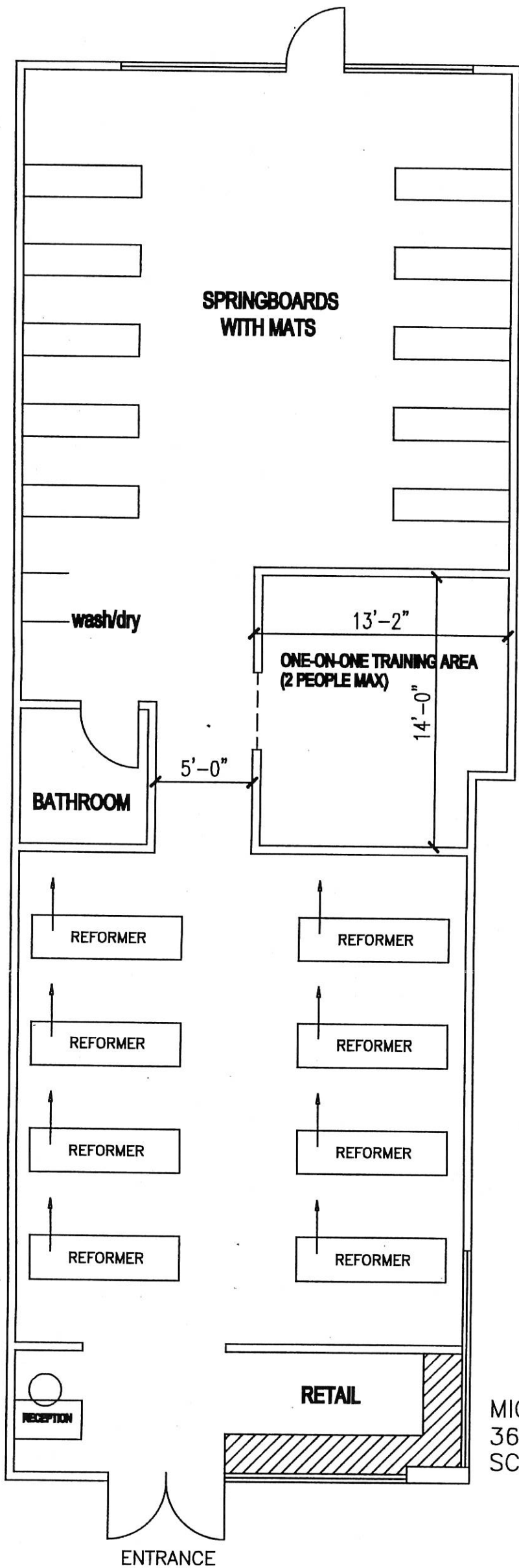
FEB 05 2013

CITY OF LAFAYETTE
PLANNING DEPT.

DWG NO:	CH015
SN-3	8-27-99

**LAFAYETTE TOWN CENTER
SIGN PROGRAM**

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43 PANORAMIC WAY, WALNUT CREEK, CA 94595 TEL: (925) 906-1957, FAX: (925) 906-1955



MIGHTY PILATES
 3604 MT. DIABLO BLVD. LAFAYETTE, CA
 SCALE: 1/8"=1'-0"



L01-13

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FEB 05 2013

CITY OF LAFAYETTE
 PLANNING DEPT.

L01-13

RECEIVED

FEB 05 2013

CITY OF LAFAYETTE
PLANNING DEPT.

Mighty Pilates - Application for Land Use Permit

Response to Findings:

Mighty Pilates - Application for Land Use Permit

Response to Findings:

Mighty Pilates is a wonderful place to do Pilates classes and shop for high-end work out clothing. The model is based on our first studio in Laurel Heights, San Francisco of energetic group Pilates classes and individual one-on-one training. We hope to promote health and well-being and build a wonderful community in Lafayette, similar to our SF community. We would be occupying a building that has been vacant for over a year and not making any external changes to the exterior of the property but beautifying its interior in accordance with preserving the already approved property plans and enhancing its property value.

Our retail component at the front of the store will sell women's workout wear, Pilates DVDs, small Pilates equipment and accessories along with a wonderful service that fits with the concept of the City of Lafayette's downtown corridor's general plan. Clothing will be workout pants, tops and on-the-go cover ups and jackets with brands like Lululemon, Splendid, Velvet and Pink Lotus. Clothing will be displayed in the big window area up front and there will be a partial wall (see wall below on picture a) behind the retail section separating the classes.

Initially our operating plan is to have one group class and one private session simultaneously. Reformer group classes are limited to 8 people; Tower/mat classes are limited to 12. Classes will start at 6:30 am and run through 8 pm Monday through Thursday. 6:30 to 5:30 Friday, 8 to 5 on Saturday and 8 to 1 Sunday.

We currently have a 1,600 square foot location that is doing very well in the retail neighborhood of Laurel Heights in San Francisco. It was named the #1 Pilates studio in SF and are rated 5 stars on Yelp. Please view information about our current studio: www.mightypilates.com.

We have an excellent, loyal following – primarily higher income women, ages 30-60. We believe this could enhance the foot traffic for other retail businesses in the area. Our wonderful community can be found at: www.facebook.com/MightyPilatesSF

We are currently 5 stars on Yelp: <http://www.yelp.com/biz/mighty-pilates-san-francisco>

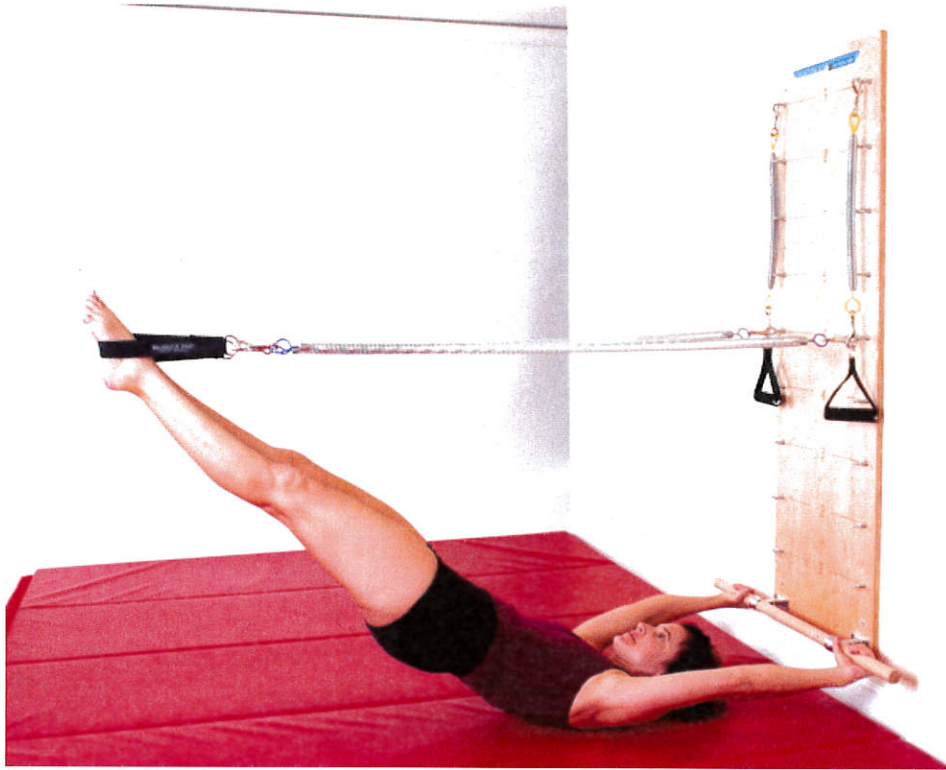
Thank you for your consideration.



Our Reformer Room – similar layout to our Lafayette Plan



Pilates Spring Board



Pilates Spring Board in Use. This is the equipment for the back area of the space.



Pilates Cadillac for use in private 1-on-1 sessions

MIGHTY PILATES
Retail Description
March 2013

We are excited to include high-end workout clothing at the front and back of Mighty Pilates that will create a beautiful retail presence to draw in traffic and add to the retail appeal of downtown Lafayette.

When someone is strolling by they will immediately see mannequins, clothing racks of workout clothes and small fitness items that immediately appeal to female, high-income shoppers. The full windows in the front allow us to display clothing a mannequin with workout brands such as Lululemon, Splendid and Lorna Jane. The free-standing industrial clothes racks shown will define the retail space and act as a partial partition to the main exercise room. Included are low credenzas in the front windows where we will place a mannequin visible from front window. In the main retail space we would place one mannequin between the freestanding clothing racks. We will display a modern item of clothing and place a gym bag stuffed with a magic circle, yoga mat, water bottle, etc.

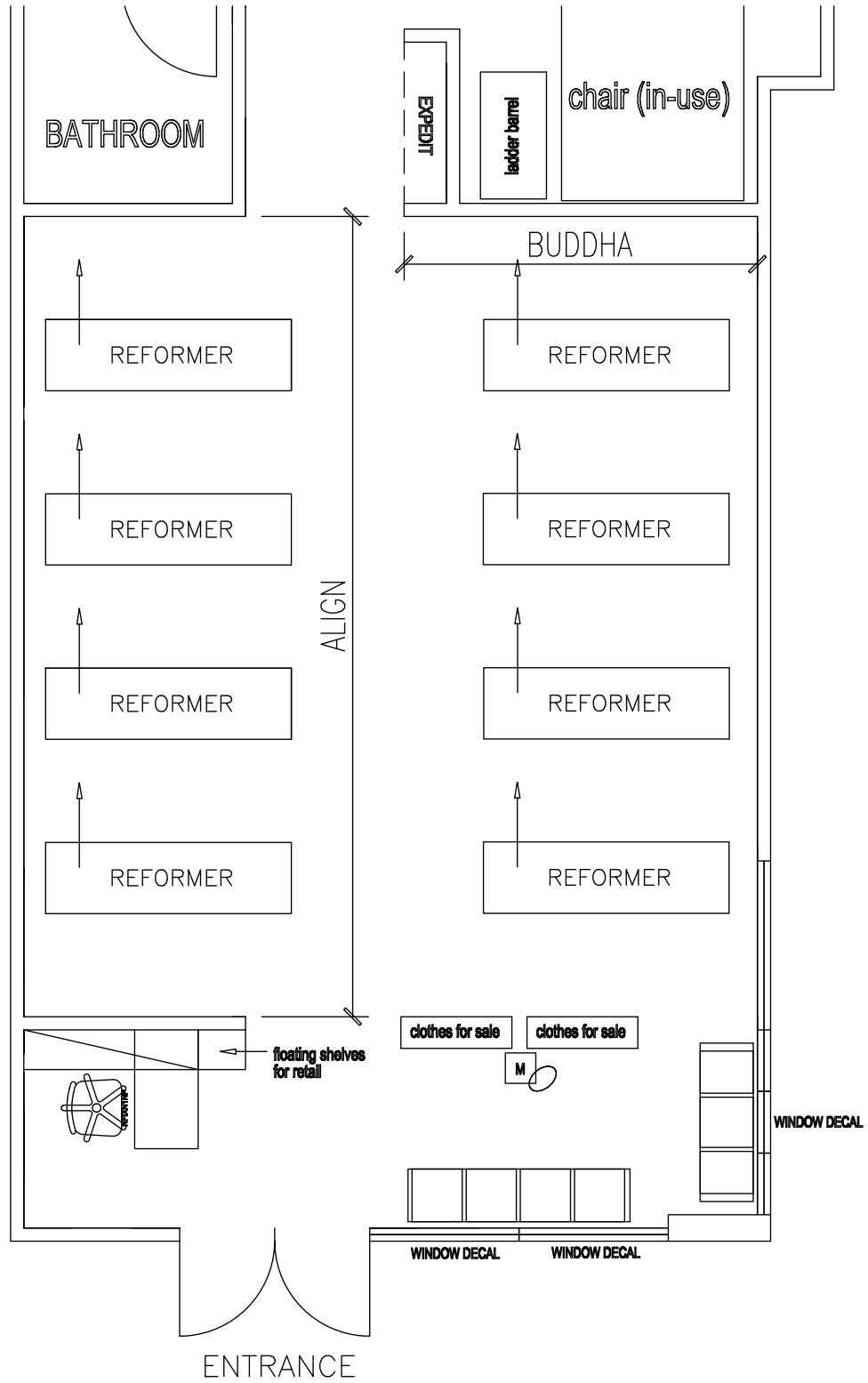
The wall behind reception will be extended to align with the bathroom wall/corridor. Additional retail will be displayed on floating shelves in front of reception.

To reinforce the symmetry with free-standing cloth racks, we would look to do a window decal in accordance with the Lafayette signage plan on each of the front windows as well as one on the center side window. The rear windows would remain clear, where we could add a small mannequin display in one corner.

Please see the pictures and layout attached for visual examples.
Store Front in current condition



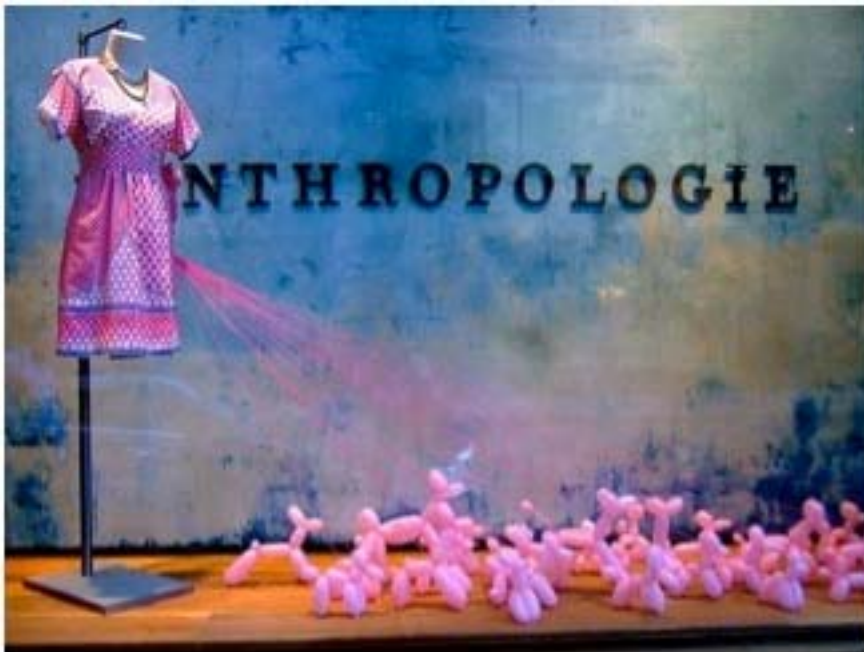
Front Layout



Example of clothes racks



Sample of freestanding mannequin between racks.



Low cabinets in front to set mannequins on in front window.

