

Statement of Justification:

801 Martin Ave, Santa Clara

The applicant is the largest indoor climbing gym in the US (in 5 states), and has (3) locations in the Bay Area already. It is an industry leading, climbing gym with fitness and yoga that has been in operation over 20 years. The gym will also provide retail snacks and outdoor apparel and climbing equipment. The climbing at the location is limited to bouldering only; a style of climbing that is lower to the ground and does not require a rope system or high walls.

The Martin Avenue location proposes an Assembly Conditional Use in an MH-Heavy Industrial Zone. The Previous tenant, ClubOne Fitness occupied the space from 1999-2013, under Use Permit #U.2012. The property has been vacant for 5 years and is a perfect fit in size and shape, with all of the main interior spaces in place, such as locker rooms, restrooms, and offices, and large open areas. The exterior site parking is more than adequate and meets the Building Code Standards and City of Santa Clara Ordinance.

Martin Avenue is a large, 4 lane, side artery road that can accommodate the traffic that would be generated by Planet Granite. They chose this site due to its ability to accommodate the requirements of parking, the most desirable location on the fringe of industrial and commercial and the residential population is close proximity.

A typical gym of this size has 60-80 employees, mostly part-time. The average check-in is 750 people per day, breakdown as follows:

Hours	# guests	% guests
6-7:59am	65	9%
8-9:59am	72	10%
10-11:59am	92	12%
12-1:59pm	74	10%
2-3:59pm	102	14%
4-5:59pm	162	22%
6-7:59pm	144	19%
8-11pm	40	5%

Planet Granite facilities serve a wide range of customers, including beginner through advanced climbers, with youth and families. Our core demographic is ages 25-40.

Hours of operation will be 6am to 11pm on weekdays and 8am to 8pm or 6pm on Weekends. Customers may use the facility through classes, entrance fees or a membership. We project this Martin Avenue location to have over 3000 members.