

Project Description – Cover Sheet

Applicant Information:

Name: California Ninja Academy, LLC., Regan Fletcher owner
Mailing Address: 735 Winchester Drive
City, State, Zip: Burlingame CA 94010
Daytime Phone: 415-608-3293
Email: Regan.Fletcher@yahoo.com

Property Owner Information:

Name: Electrical Workers Building Inc.
Mailing Address: 1701 Leslie Street
City, State, Zip: San Mateo CA 94402
Daytime Phone: 650-574-4239
Email: dmauro@ibew617.com

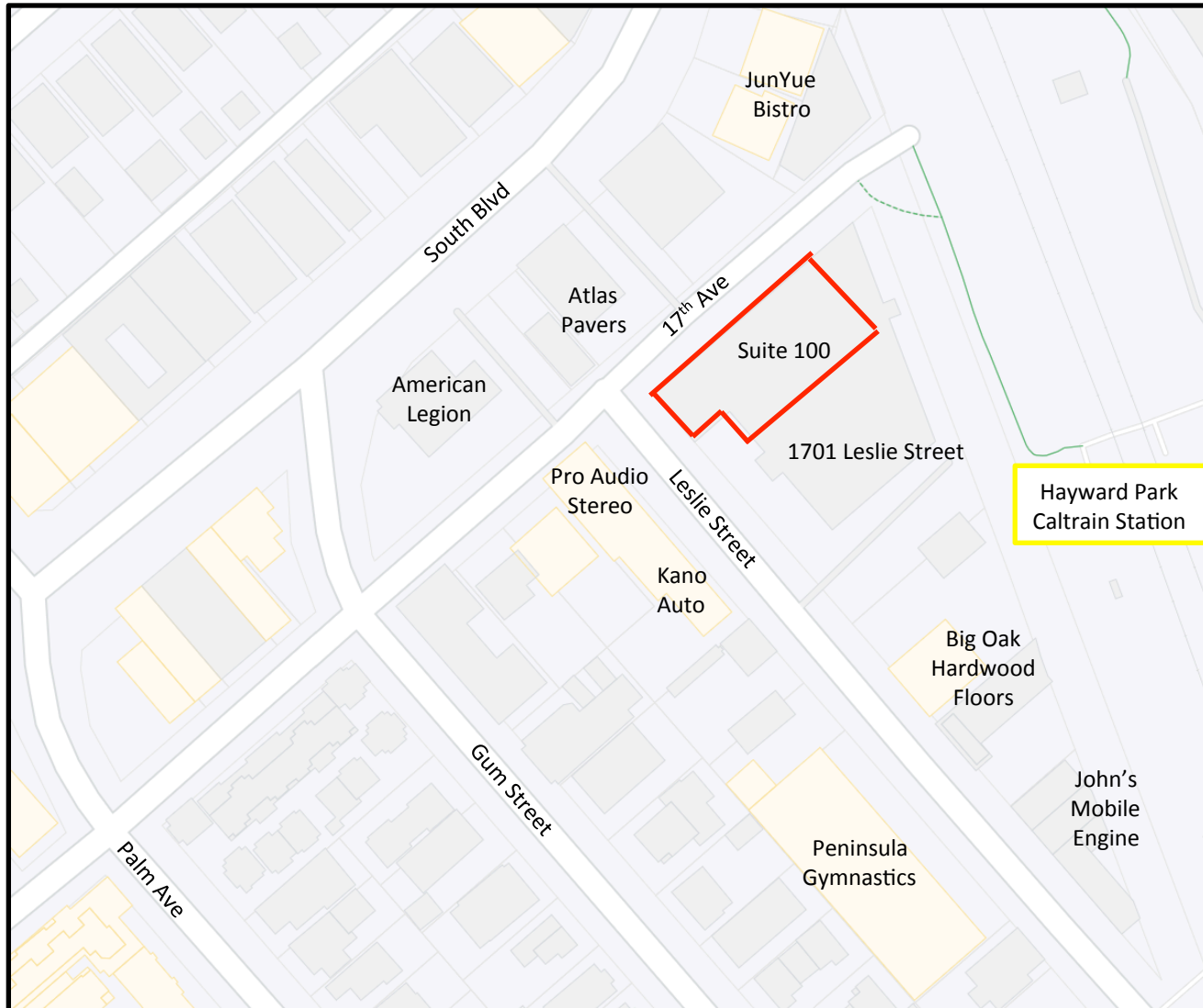
Project and Property Information:

Project Address: 1701 Leslie Street, Suite 100, San Mateo CA 94402
Assessor Parcel Number: 035-215-050
Lot Size: 44,364sf
Floor Area Ratio: 0.62
Max. Permitted FAR: 3.0
Zoning: Transit Oriented Development
Total Building Floor Area: 26,077sf (no change)
Area to be Remodeled: 6,000 square feet
Total Parking Spaces: 44
Total Soil Disturbance: 0 cubic yards
Hazardous Materials: None

Brief Project Description: California Ninja Academy, LLC. proposes to operate a ninja warrior training studio in the location previously occupied by Kirkpatrick School of Dance. The proposed business would be similar to Kirkpatrick in that it would offer scheduled classes with qualified instructors. The interior non-loadbearing walls that currently divide the facility into four dance studios would be demolished, creating a large open training facility. There would be no changes to exterior walls, windows, entry/exit doors, bathrooms or staff break room. The business would operate a daily schedule of instructional classes led by trained instructors, similar to the operations you would see at a neighborhood yoga studio. California Ninja Academy, LLC would share a parking lot with IBEW, but would have full-time access to 12 marked parking spaces as well as access to 40 parking spaces for all events, including birthday parties and competitions on weekends and after 5pm on weekdays.

Location

1701 Leslie Street Suite 100



Project Plans: Site, Elevation, Parking

Given that there is no construction proposed for this project, only demolition of interior non-loadbearing walls, I have utilized the architect drawings submitted to the city in 2003 by CAS Architects, Inc. on behalf of Kirkpatrick Studio of Dance, for reference only. Included below is a letter from José Cotto of CAS granting permission to do so as well as the Title Sheet from Kirkpatrick's submission. These documents are also included, in full, in Supporting Documentation file submitted with this application.



August 10, 2021

José Cotto, aka
Gary J. Aquilino, aka
Richard A. Smith, aka
Michelle A. Chadwick, aka

Project: Special Use Permit
Project Address: 1701 Leslie Street, San Mateo, CA 94402

Subject: CAS Drawings for Reference

To Whom It May Concern:

This letter is to confirm that CAS grants permission to the tenant/applicant Regan Fletcher for use of our "Kirkpatrick's School of Dance" drawings dated 6/17/03 to submit to the City of San Mateo "For Reference Only" and not to be used for construction. CAS has not reviewed any proposed improvements. The tenant is responsible for confirming the accuracy of the existing condition.

Very truly yours,

CAS Architects, Inc.



José Cotto AIA
Principal

CAS Architects, Inc.
1787 Latham Street, Ste. 101
Mountain View, CA 94040
Tel. 650.967.8800
www.casarch.com

ABBREVIATIONS		DESCRIPTION		DRAWING INDEX	
THE PROJECT CONSISTS OF EXISTING BUILDINGS AND A NEW BUILDING. THE EXISTING BUILDINGS ARE DESCRIBED IN THE FOLLOWING TABLE. THE NEW BUILDING IS DESCRIBED IN THE FOLLOWING TABLE.		TITLE T.1 TITLE SHEET		STRUCTURAL S.1 MECHANICAL SUPPORT AND NEW ENTRY PLANS	
ARCHITECTURAL A.1 SITE/PAVING PLAN & DETAILS A.2 FLOOR PLANS & FINISHES A.3 ROOF PLANS & DETAILS A.4 SECTION ELEVATIONS AND SECTIONS A.5 INTERIOR DETAILS A.6 EXTERIOR DETAILS		MECHANICAL M.1 TITLE 24 DOCUMENTATION - MECHANICAL M.2 SCHEDULES & DRAWINGS M.3 MECHANICAL SUPPORT AND NEW ENTRY PLANS M.4 MECHANICAL SUPPORT AND NEW ENTRY PLANS		ELECTRICAL E.1 SPECIAL NOTES, ABREVIATIONS, DIAGRAM E.2 ELECTRICAL SYMBOLS E.3 ELECTRICAL SYMBOLS E.4 ELECTRICAL SYMBOLS	
REFERENCE R.1 REFERENCE TOILET CORE PLANS		ENERGY COMPLIANCE E.1 ENERGY COMPLIANCE		GENERAL NOTES G.1 GENERAL NOTES G.2 GENERAL NOTES G.3 GENERAL NOTES G.4 GENERAL NOTES G.5 GENERAL NOTES G.6 GENERAL NOTES G.7 GENERAL NOTES G.8 GENERAL NOTES G.9 GENERAL NOTES G.10 GENERAL NOTES G.11 GENERAL NOTES G.12 GENERAL NOTES G.13 GENERAL NOTES G.14 GENERAL NOTES G.15 GENERAL NOTES G.16 GENERAL NOTES G.17 GENERAL NOTES G.18 GENERAL NOTES G.19 GENERAL NOTES G.20 GENERAL NOTES G.21 GENERAL NOTES G.22 GENERAL NOTES G.23 GENERAL NOTES G.24 GENERAL NOTES G.25 GENERAL NOTES G.26 GENERAL NOTES G.27 GENERAL NOTES G.28 GENERAL NOTES G.29 GENERAL NOTES G.30 GENERAL NOTES G.31 GENERAL NOTES G.32 GENERAL NOTES G.33 GENERAL NOTES G.34 GENERAL NOTES G.35 GENERAL NOTES G.36 GENERAL NOTES G.37 GENERAL NOTES G.38 GENERAL NOTES G.39 GENERAL NOTES G.40 GENERAL NOTES G.41 GENERAL NOTES G.42 GENERAL NOTES G.43 GENERAL NOTES G.44 GENERAL NOTES G.45 GENERAL NOTES G.46 GENERAL NOTES G.47 GENERAL NOTES G.48 GENERAL NOTES G.49 GENERAL NOTES G.50 GENERAL NOTES G.51 GENERAL NOTES G.52 GENERAL NOTES G.53 GENERAL NOTES G.54 GENERAL NOTES G.55 GENERAL NOTES G.56 GENERAL NOTES G.57 GENERAL NOTES G.58 GENERAL NOTES G.59 GENERAL NOTES G.60 GENERAL NOTES G.61 GENERAL NOTES G.62 GENERAL NOTES G.63 GENERAL NOTES G.64 GENERAL NOTES G.65 GENERAL NOTES G.66 GENERAL NOTES G.67 GENERAL NOTES G.68 GENERAL NOTES G.69 GENERAL NOTES G.70 GENERAL NOTES G.71 GENERAL NOTES G.72 GENERAL NOTES G.73 GENERAL NOTES G.74 GENERAL NOTES G.75 GENERAL NOTES G.76 GENERAL NOTES G.77 GENERAL NOTES G.78 GENERAL NOTES G.79 GENERAL NOTES G.80 GENERAL NOTES G.81 GENERAL NOTES G.82 GENERAL NOTES G.83 GENERAL NOTES G.84 GENERAL NOTES G.85 GENERAL NOTES G.86 GENERAL NOTES G.87 GENERAL NOTES G.88 GENERAL NOTES G.89 GENERAL NOTES G.90 GENERAL NOTES G.91 GENERAL NOTES G.92 GENERAL NOTES G.93 GENERAL NOTES G.94 GENERAL NOTES G.95 GENERAL NOTES G.96 GENERAL NOTES G.97 GENERAL NOTES G.98 GENERAL NOTES G.99 GENERAL NOTES G.100 GENERAL NOTES	

KEY PLAN

AREA OF WORK

BID ALTERNATES

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MANDATORY MEASURE

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KIRKPATRICK'S SCHOOL OF DANCE

1701 LESLIE STREET
SUITE 100
SAN MATEO, CA 94402

CONSULTANTS:

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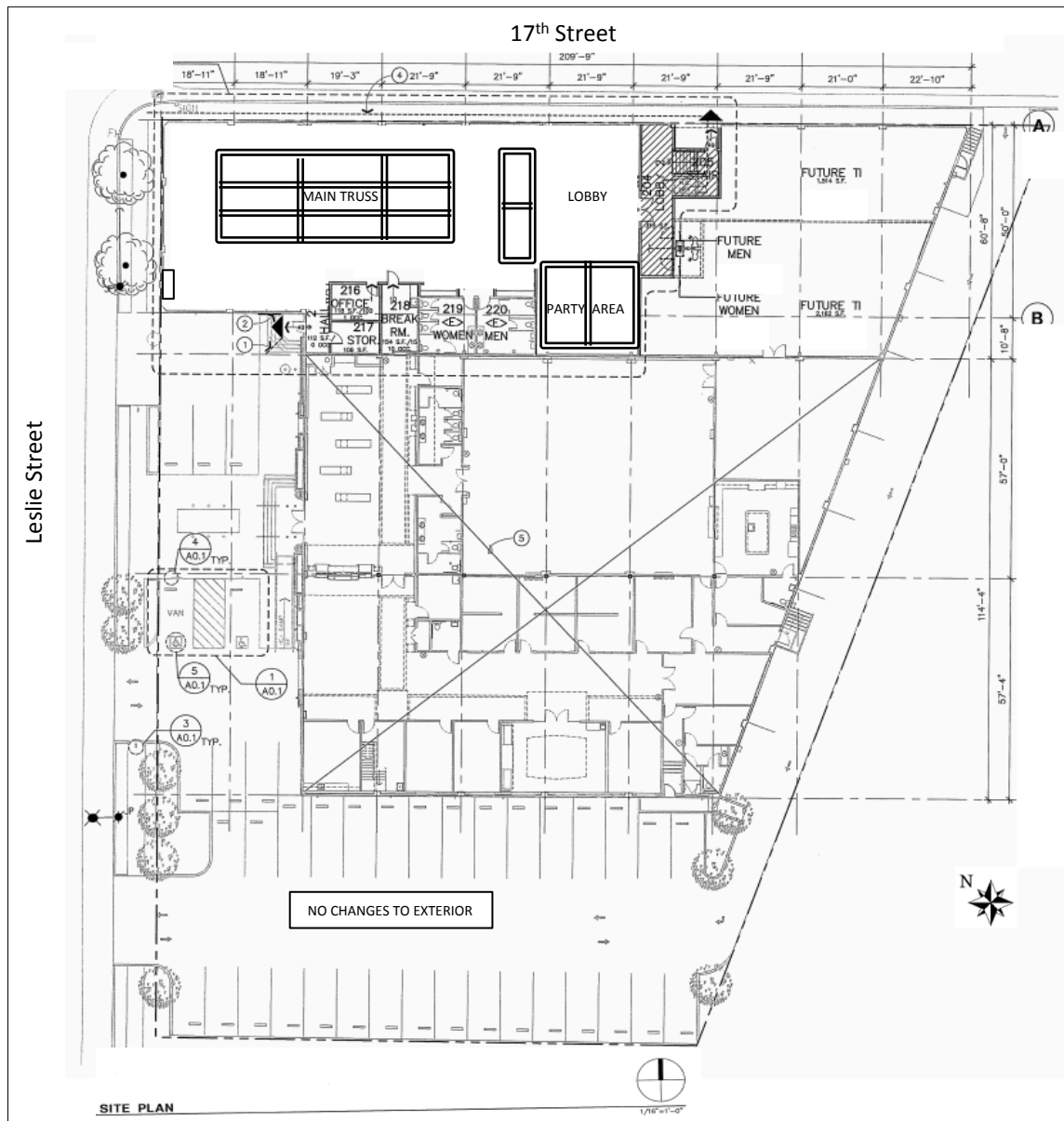
TITLE SHEET

T.1

For Reference Only



Site Plan

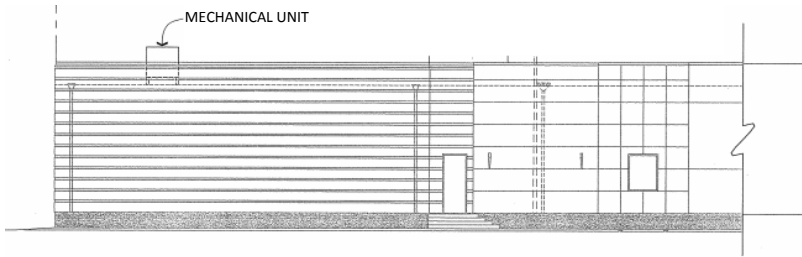


From A0.1 of submitted architect drawings

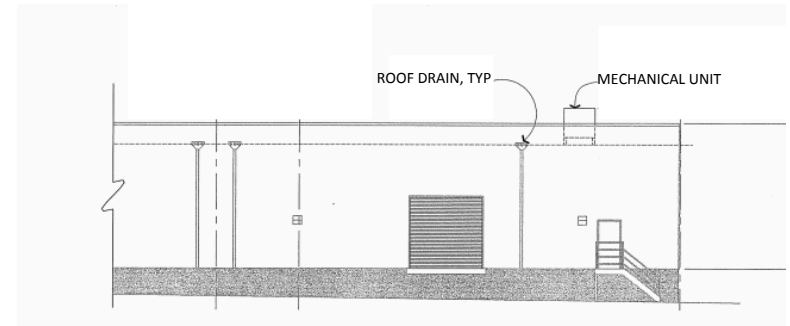
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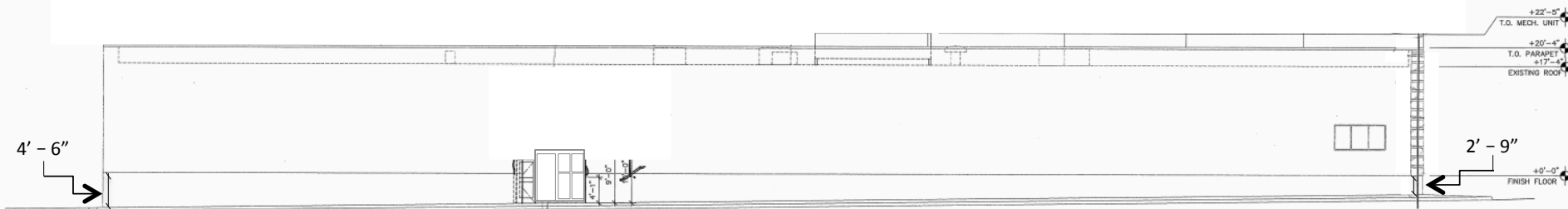
Elevation



WEST ELEVATION (NO CHANGE)



EAST ELEVATION (NO CHANGE)



NORTH ELEVATION (NO CHANGE)

From A3.1 of submitted architect drawings.
No changes to any building elevations.
No exterior work is being done to building.

For Reference Only

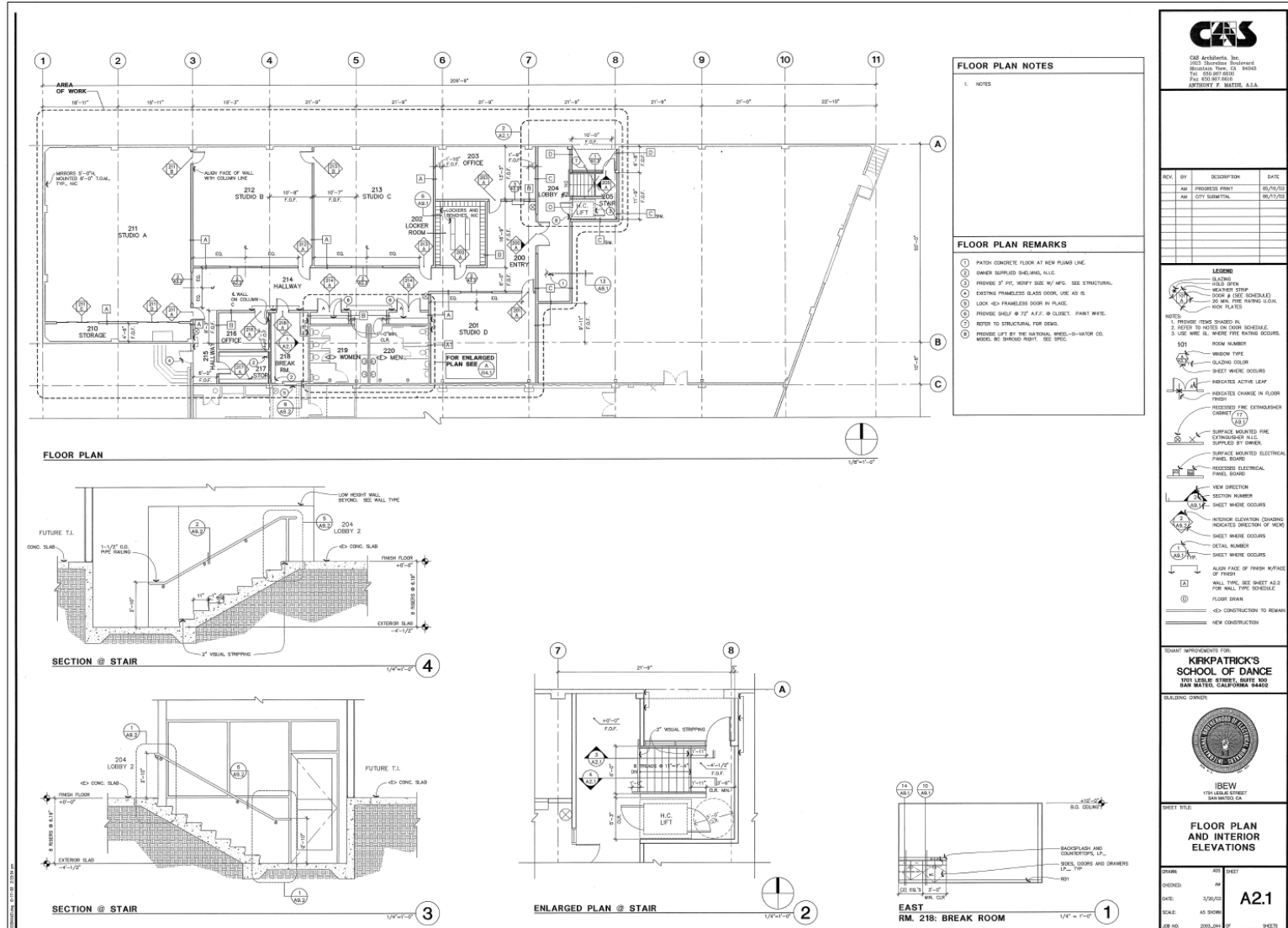
North Elevation



No change to elevation or exterior of building;
no change of color of painting.

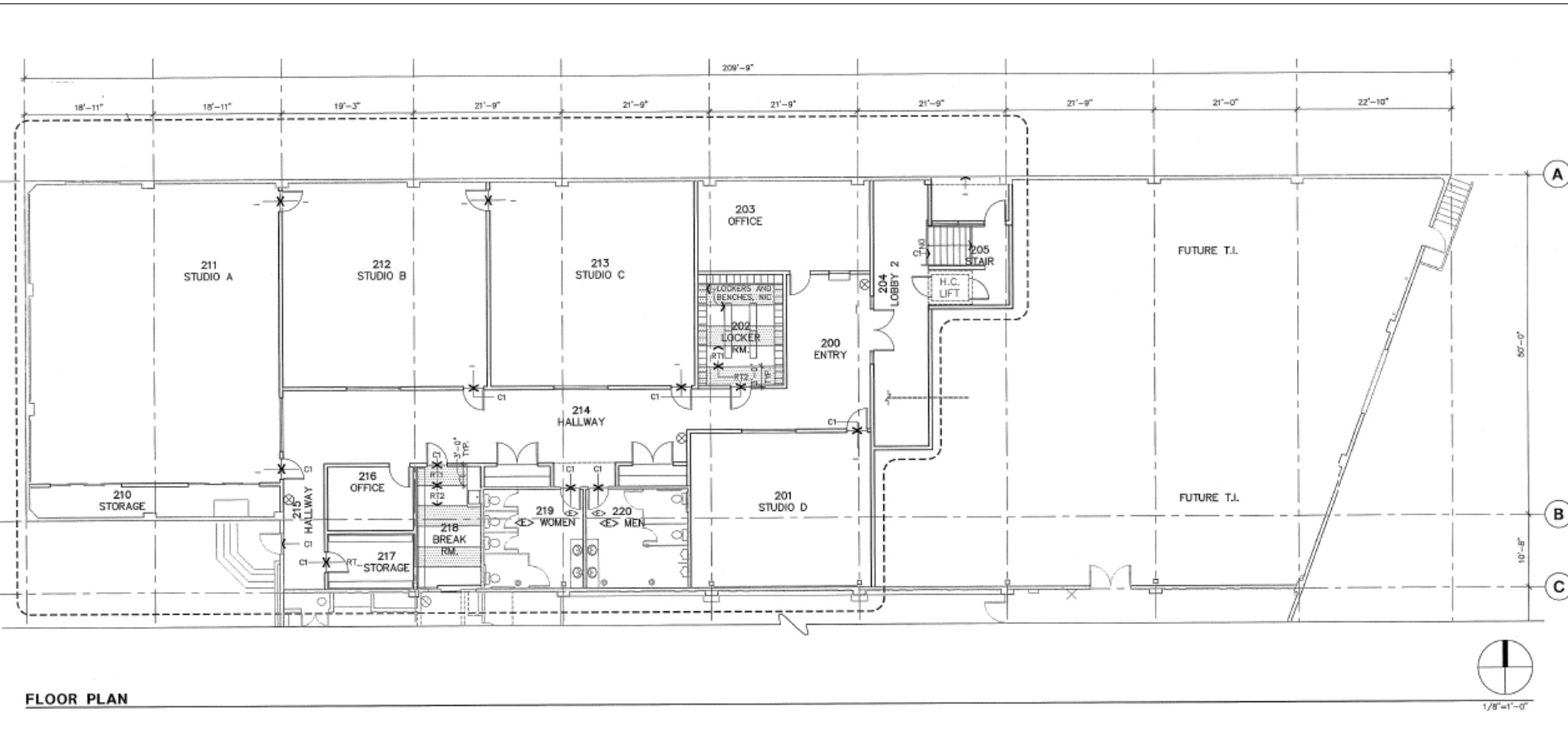
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Existing Floor Plan

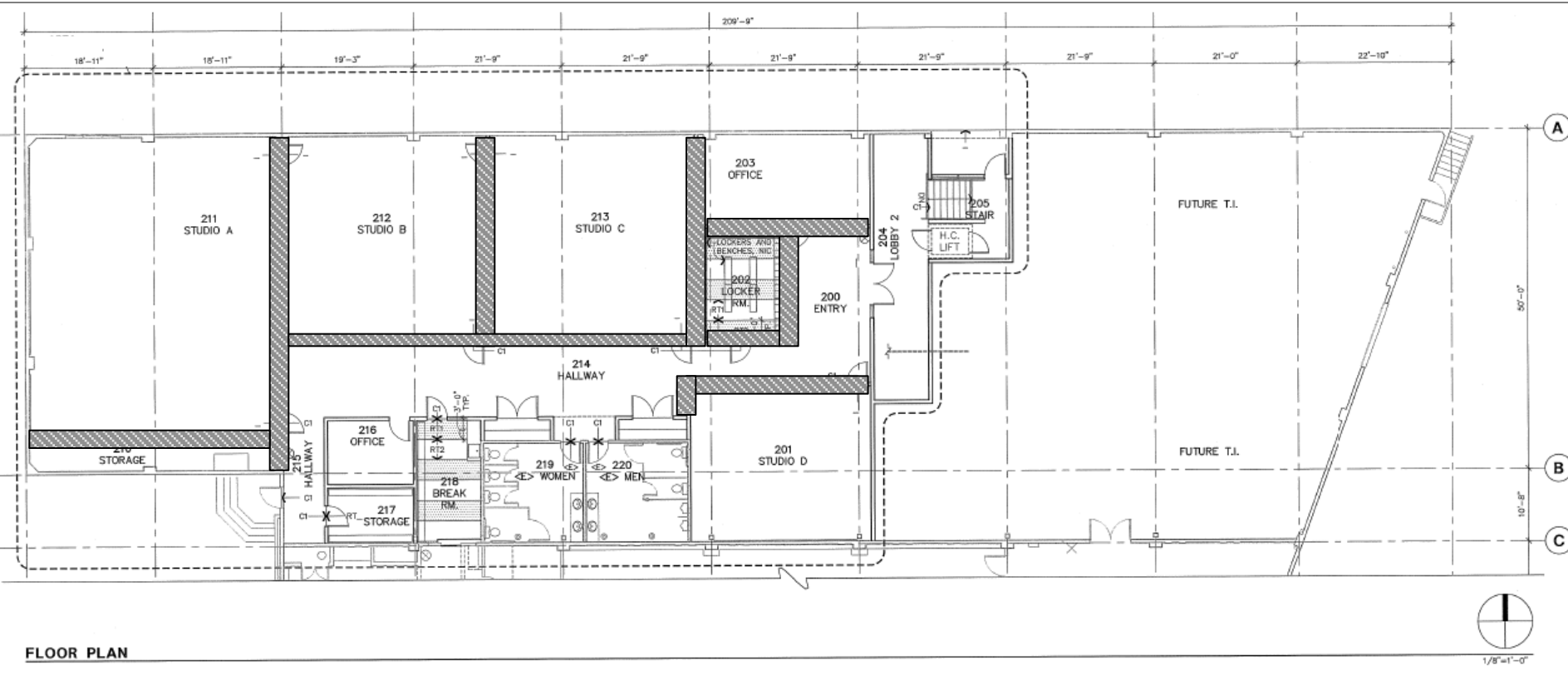



For Reference Only

Existing Floor Plan

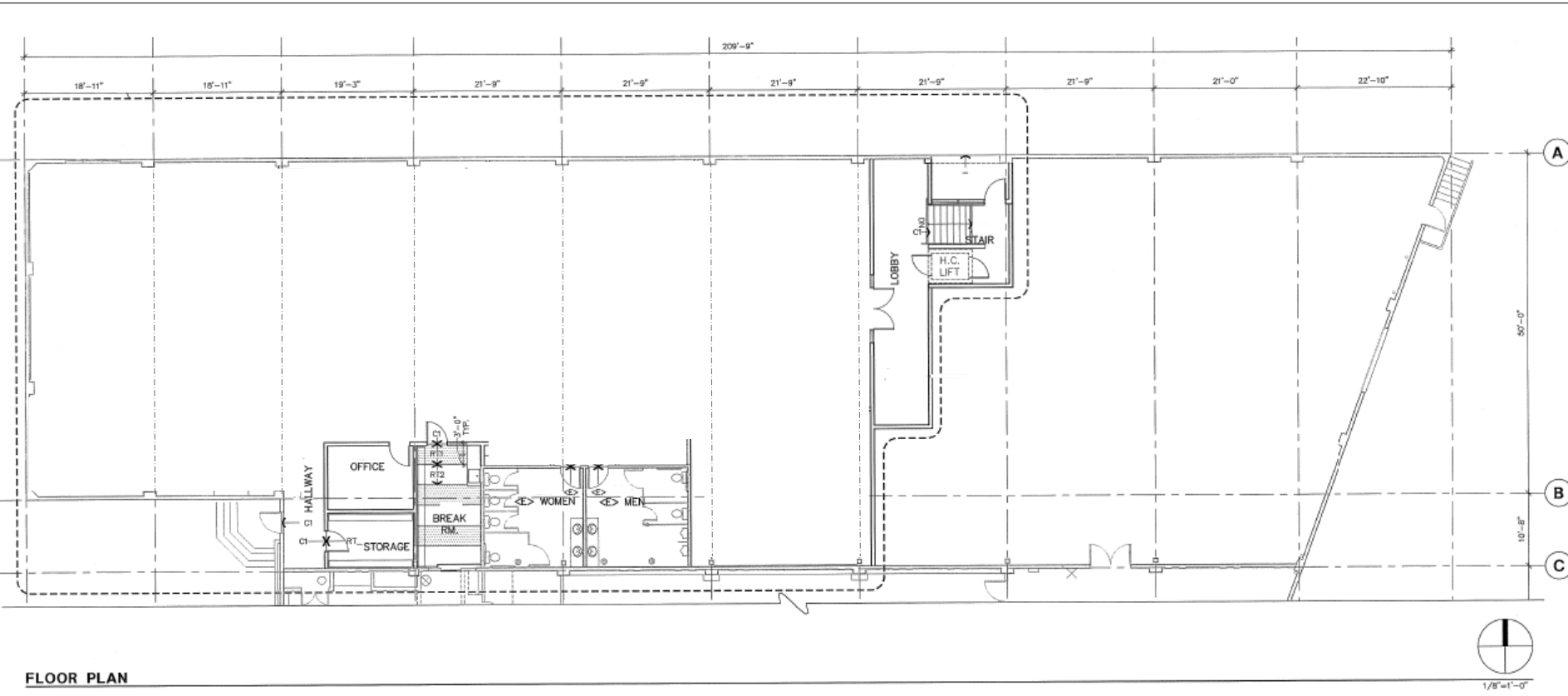


Proposed Demolition



 Interior non-loadbearing walls to be demolished
 No changes to exterior or loadbearing walls

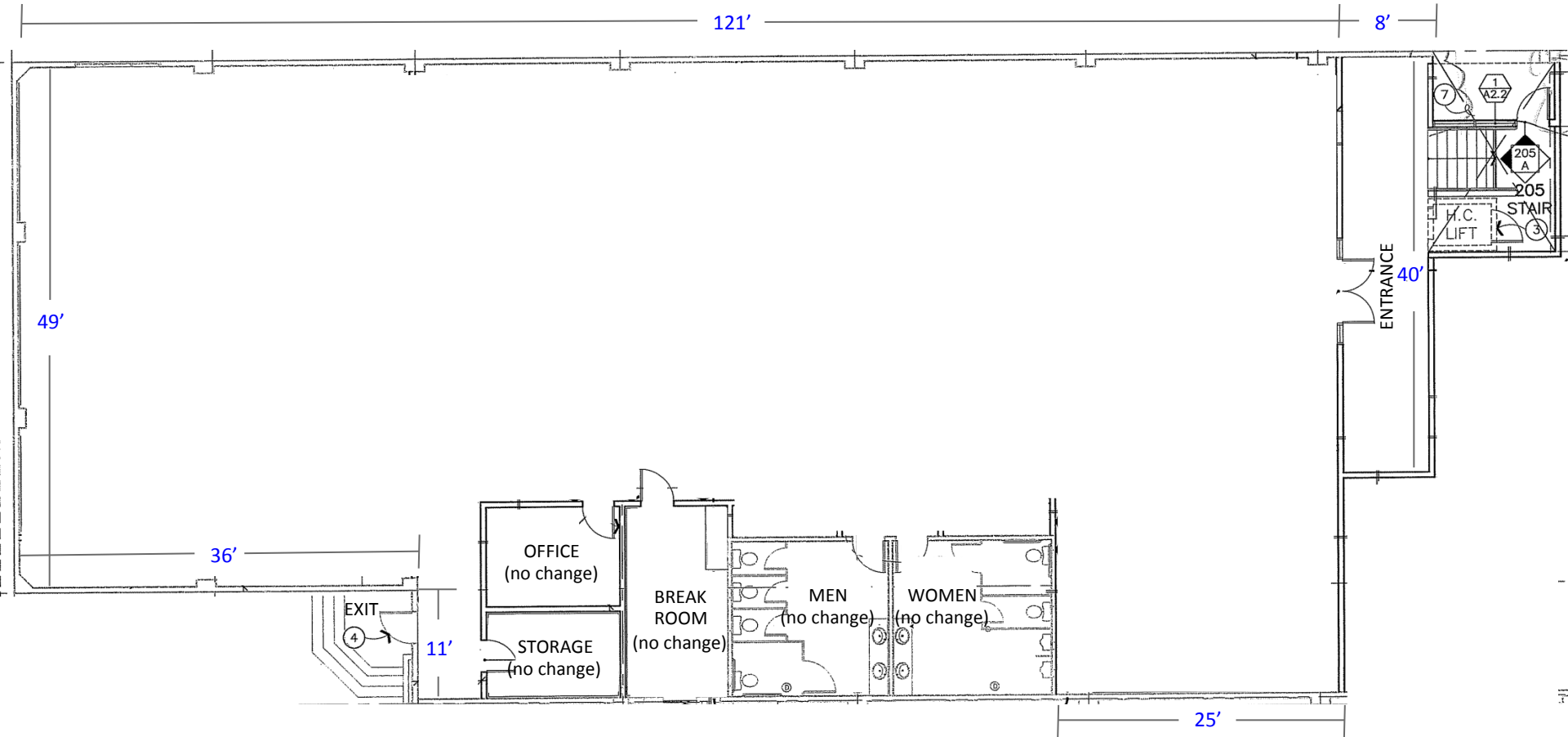
Open Space After Demolition



No changes to exterior walls.
No changes to entry / exit.
No changes to windows.
No changes to bathrooms.
No changes to break room.

Expected permits required:
Demolition
Electrical to "safe off" the interior walls during demolition

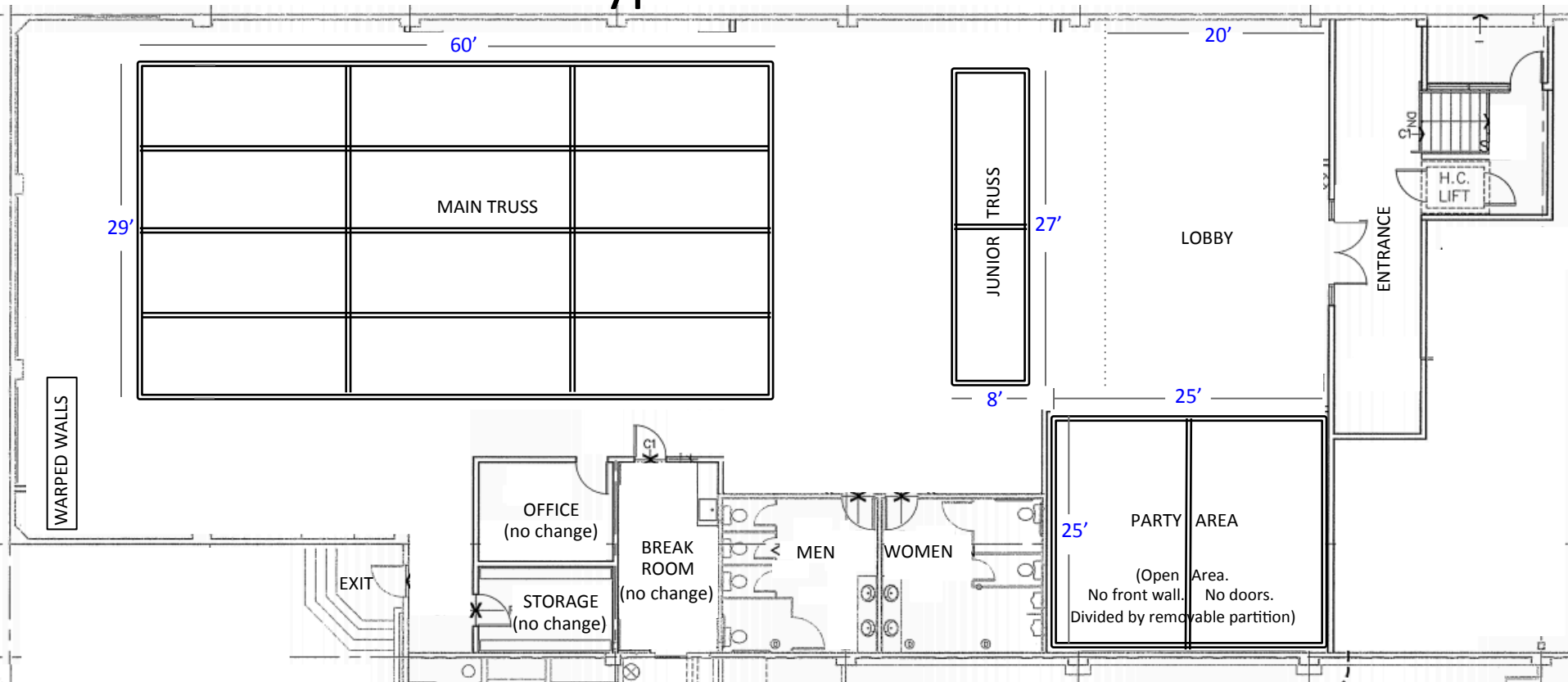
Open Space After Demolition



No changes to exterior of building. No structural changes to interior.

Proposed Floor Plan

Typical Dimensions



MAIN TRUSS and JUNIOR TRUSS:

Aluminum truss structure secured to the floor with concrete anchor bolts. Truss structures are not permanent construction nor a permanent fixture. Interchangeable obstacles mounted on truss. Junior elements will be easier and shorter fall to padded floor. All flooring beneath activities covered in foam padding.

FLOOR ELEMENTS:

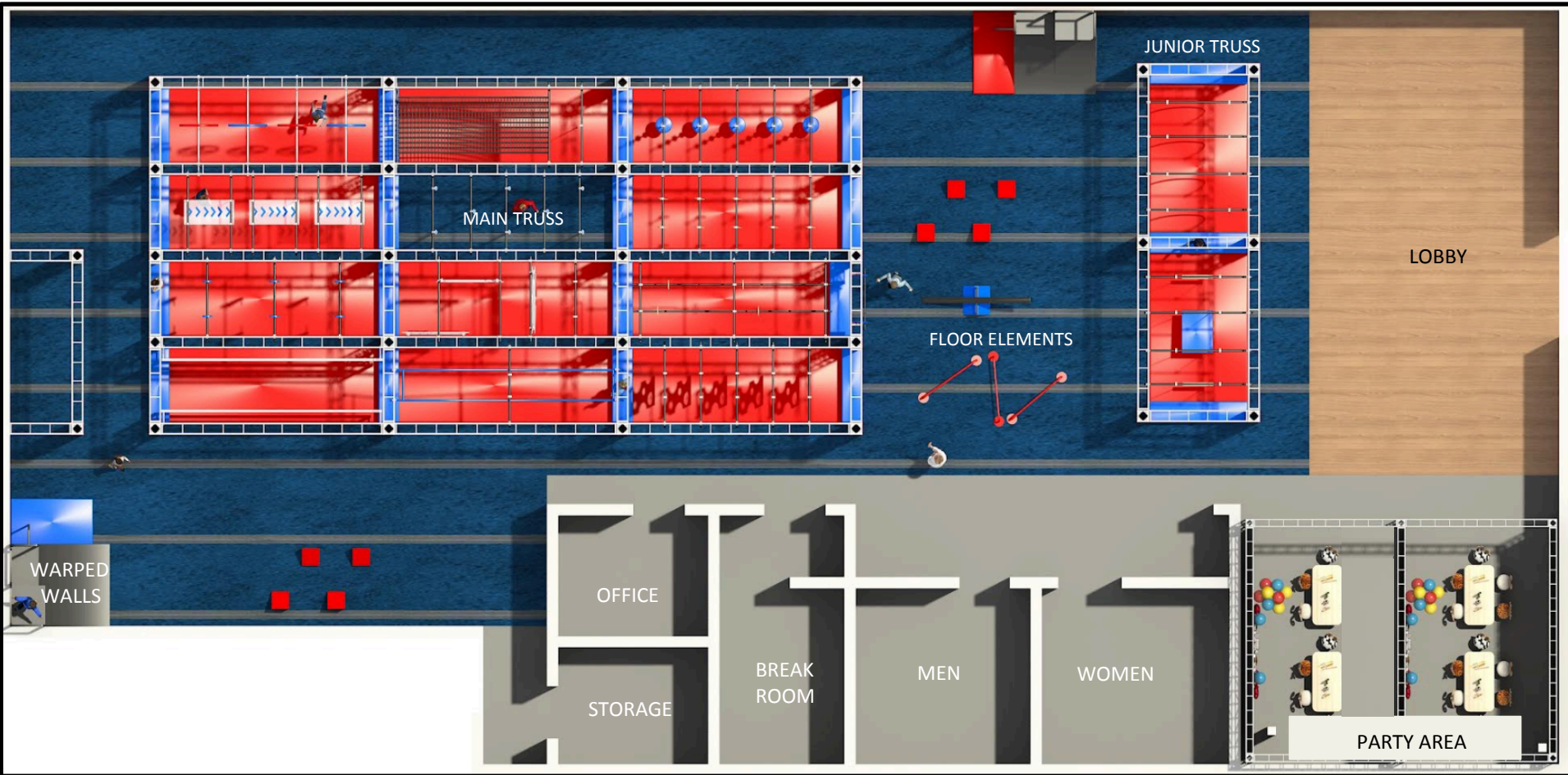
Moveable obstacles that sit on padded flooring.

WARPED WALLS:

Curved walls of varying heights (6' and 8' for junior warped wall; 10' to 14' for main warped walls)



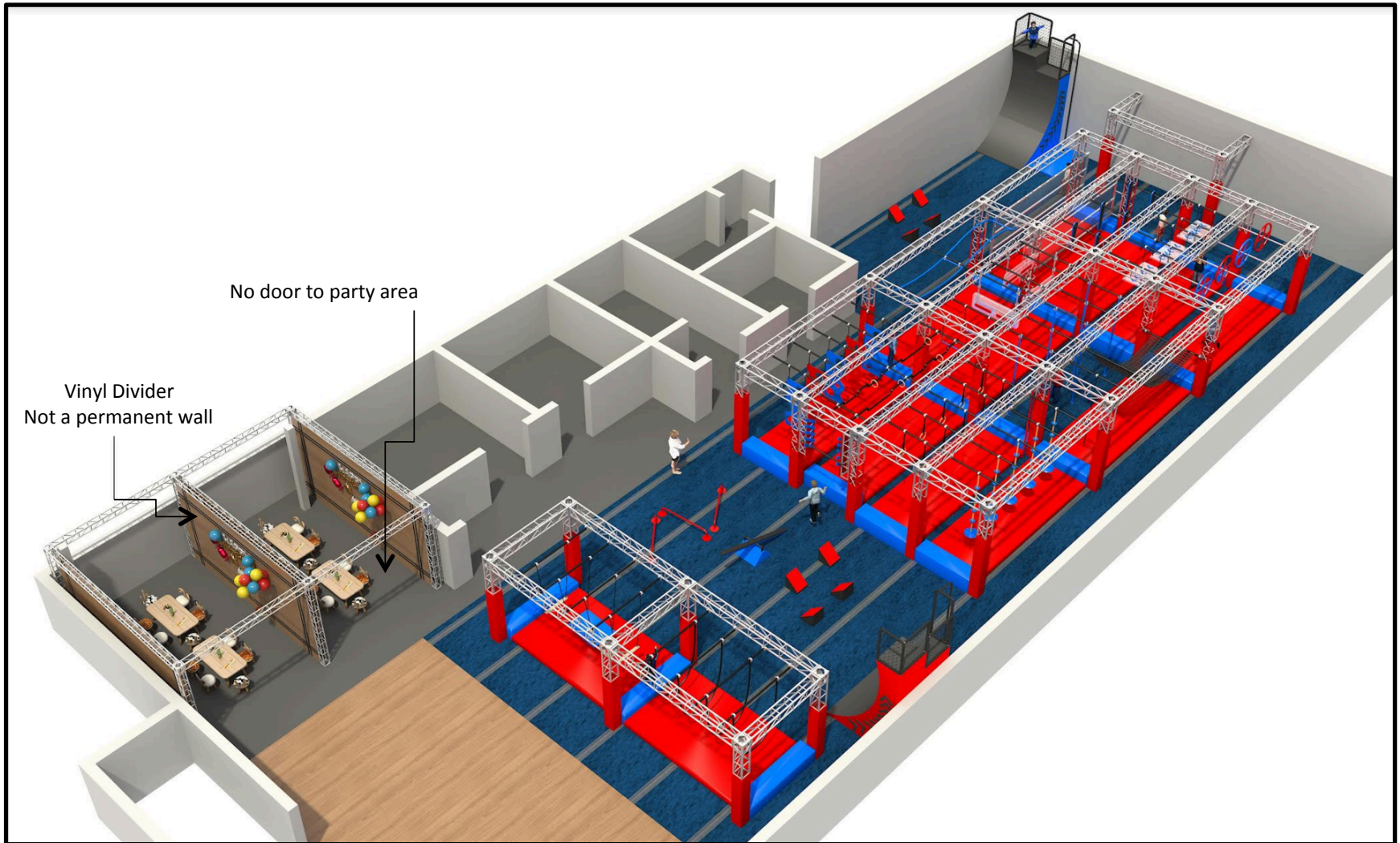
Proposed Floor Plan



Color floor plan by Dreamland Playground
Based on dimensions in architect drawings submitted with application.
www.dreamlandplayground.com



3-D Floor Plan



3-D floor plan by Dreamland Playground
Based on dimensions in architect drawings submitted with application.
www.dreamlandplayground.com

Advanced Warped Walls
- 12' and 14' heights

Lane Four – Advanced / Difficult
- Salmon Ladder (overall body strength)
- Uneven Rings (arm strength)
- Tumbling Dice (arm strength)

Lane Three – Intermediate / Moderate
- Cliffhangers (arm strength)
- Flying Squirrels (body strength)
- Waverunner (overall body strength)

Junior Truss – Kids 8U only
Main Truss – Any age but set
up by level of difficulty
Warped Walls – Arranged by
difficulty

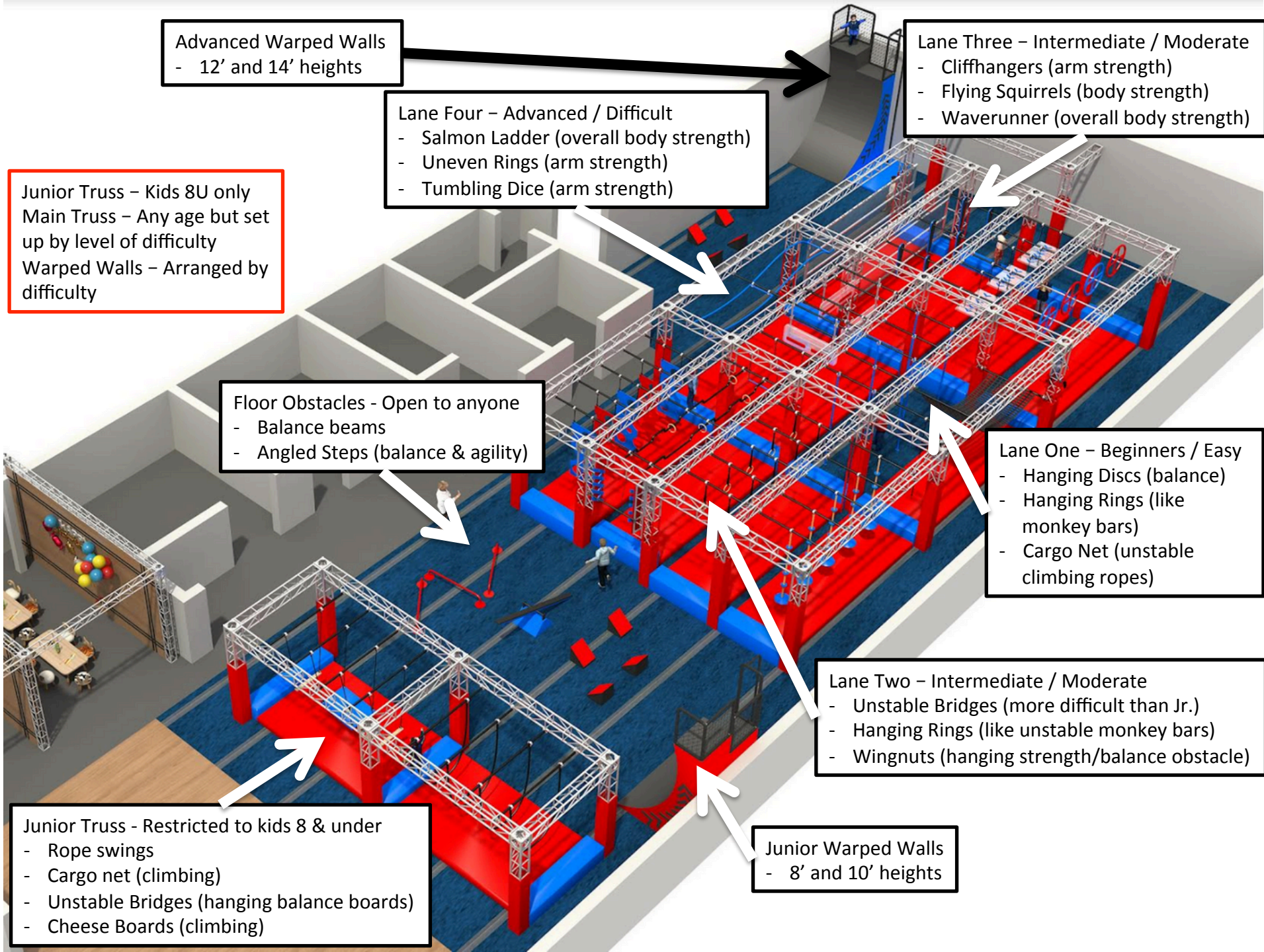
Floor Obstacles - Open to anyone
- Balance beams
- Angled Steps (balance & agility)

Lane One – Beginners / Easy
- Hanging Discs (balance)
- Hanging Rings (like
monkey bars)
- Cargo Net (unstable
climbing ropes)

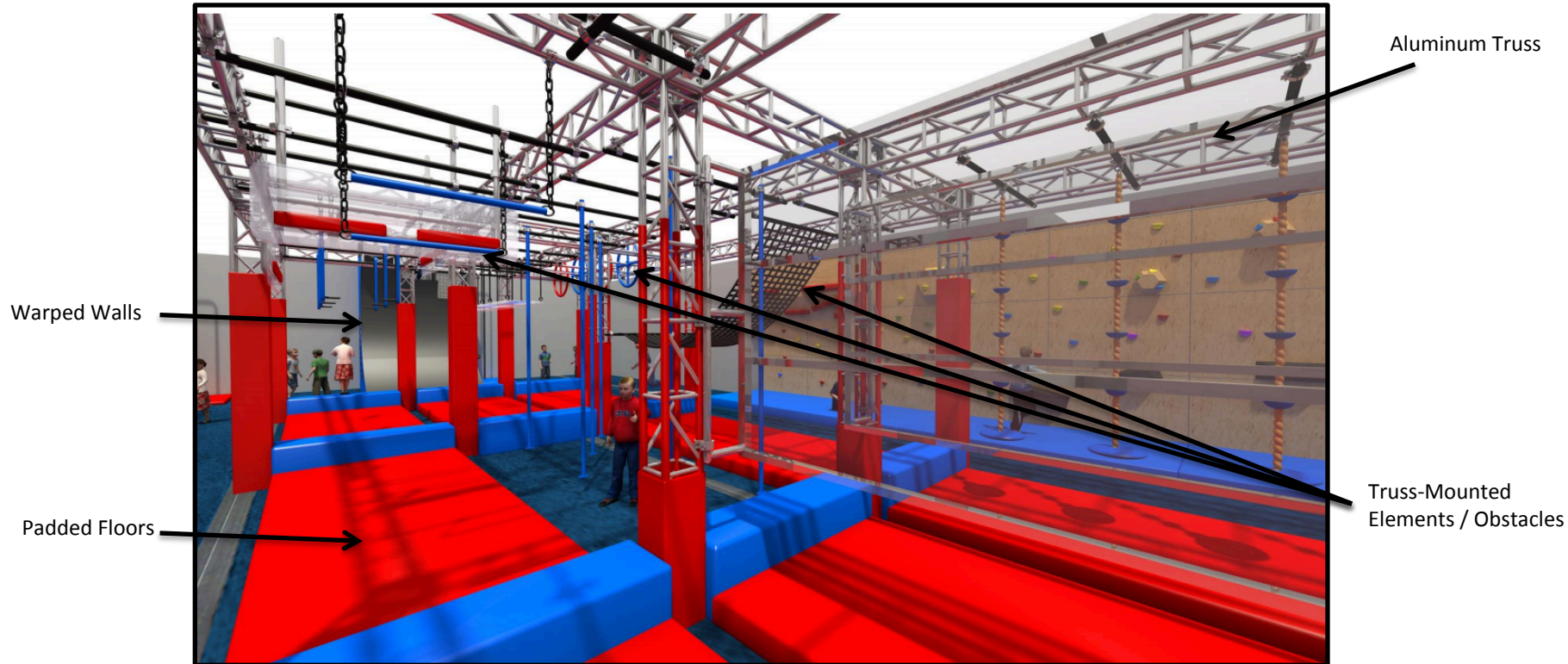
Lane Two – Intermediate / Moderate
- Unstable Bridges (more difficult than Jr.)
- Hanging Rings (like unstable monkey bars)
- Wingnuts (hanging strength/balance obstacle)

Junior Truss - Restricted to kids 8 & under
- Rope swings
- Cargo net (climbing)
- Unstable Bridges (hanging balance boards)
- Cheese Boards (climbing)

Junior Warped Walls
- 8' and 10' heights



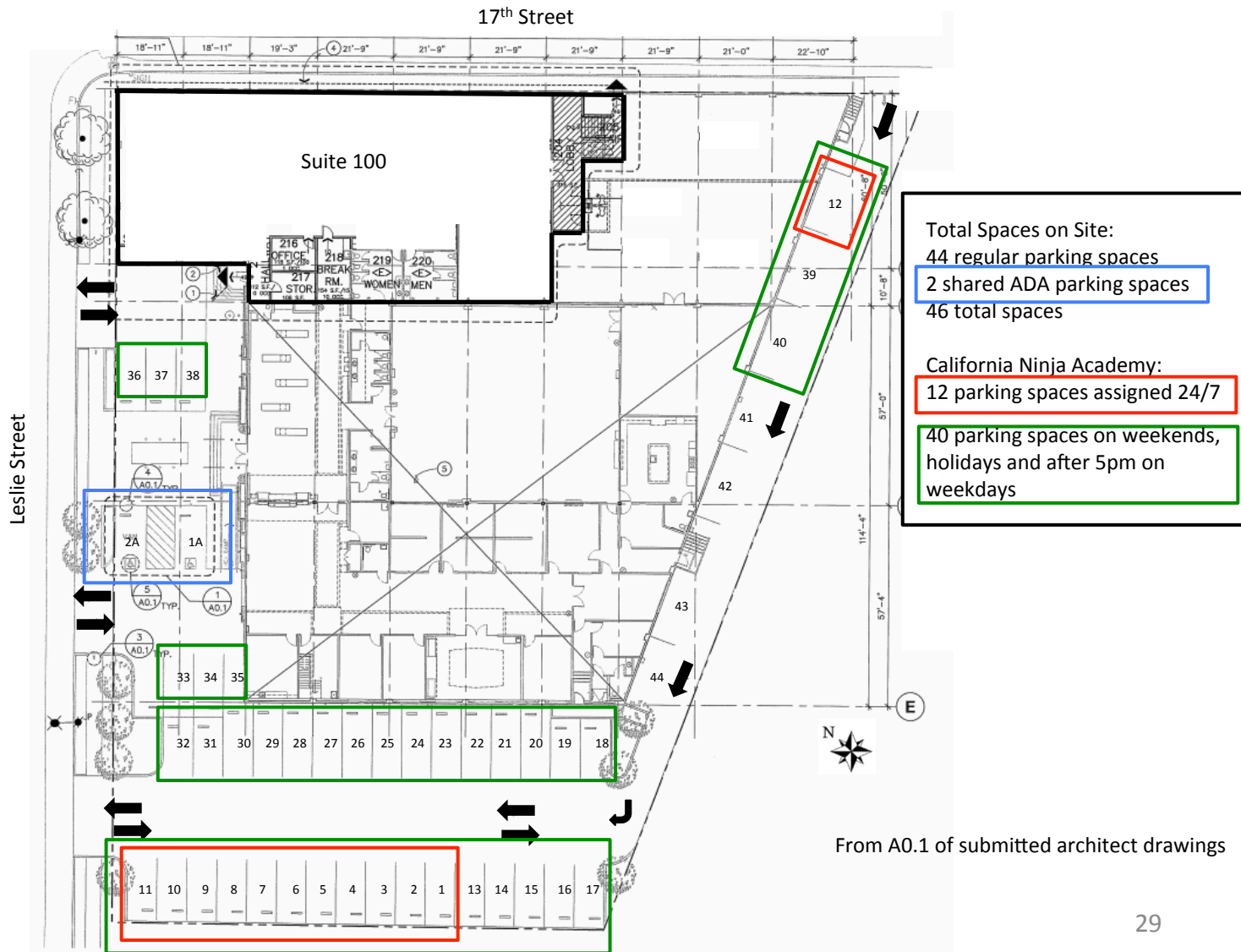
Point of View



Point-of-View floor view by Dreamland Playground
Based on dimensions in architect drawings submitted with application.
www.dreamlandplayground.com

For Reference Only

Parking



Operating Hours

	Sun	Mon	Tues	Wed	Thur	Fri	Sat	
10a	B'day Party						B'day Party	10a
11a		Junior Gym	Junior Gym	Junior Gym	Junior Gym	Junior Gym		11a
Noon	B'day Party						B'day Party	Noon
1p		Home School PE	Home School PE	Home School PE	Home School PE	Home School PE		1p
2p	B'day Party	Neighborhood Hour	Neighborhood Hour	Neighborhood Hour	Neighborhood Hour	Neighborhood Hour	B'day Party	2p
3p		Open Gym	Open Gym	Open Gym	Open Gym	Open Gym		3p
4p	Adult Open	Youth Classes	Youth Classes	Youth Classes	Youth Classes	Youth Classes	Adult Open	4p
5p		Open Gym	Open Gym	Open Gym	Open Gym	Open Gym		5p
6p		Adult Open	Pro Classes	Competition	Pro Classes	Adult	Competition	6p
7p				Teams		Beginners	Teams	7p
8p								8p

- Birthday Parties – two hour time slots allow one party to clear out before next party starts, minimizing traffic
- Junior Gym – pre-school age (+ guardian) only; limited to 10 signup slots
- Home School PE – PhysEd classes for home school students
- Open Gym – gym open to anyone but limited to 20 signup slots; obstacles accessible based on ability & “testing in”
- Adult Open Gym – gym open to adults only and limited to 20 signup slots
- Adult Beginners – instructor based for adults who want to try ninja warrior without being overwhelmed by kids or pros
- Pro Classes – instructor based and open to all ages but must test in; limited to 20 signup slots
- Competition Teams – all ages and led by coaches; segmented by age and ability
- Neighborhood – discount and reserved time slots for neighborhood residents; see map on following page
- Youth Classes – instructor led classes and limited to 14 years old and under

Fire Department

Permit Number: 214135

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Commercial (Alter) - Converted	Status:	Finaled
Applied Date:	09/29/2003	Issue Date:	09/29/2003
District:	San Mateo	Expire Date:	03/28/2004
Square Feet:		Valuation:	\$222,600.00
		Finalized Date:	10/01/2003
Description:	FIRE ALARM SYSTEM FOR "KIRKPA- TRICK SCHOOL OF DANCE" EXTEND 1 MONITOR FOR DUCT DETECTOR.		

Fire alarm system on file with city



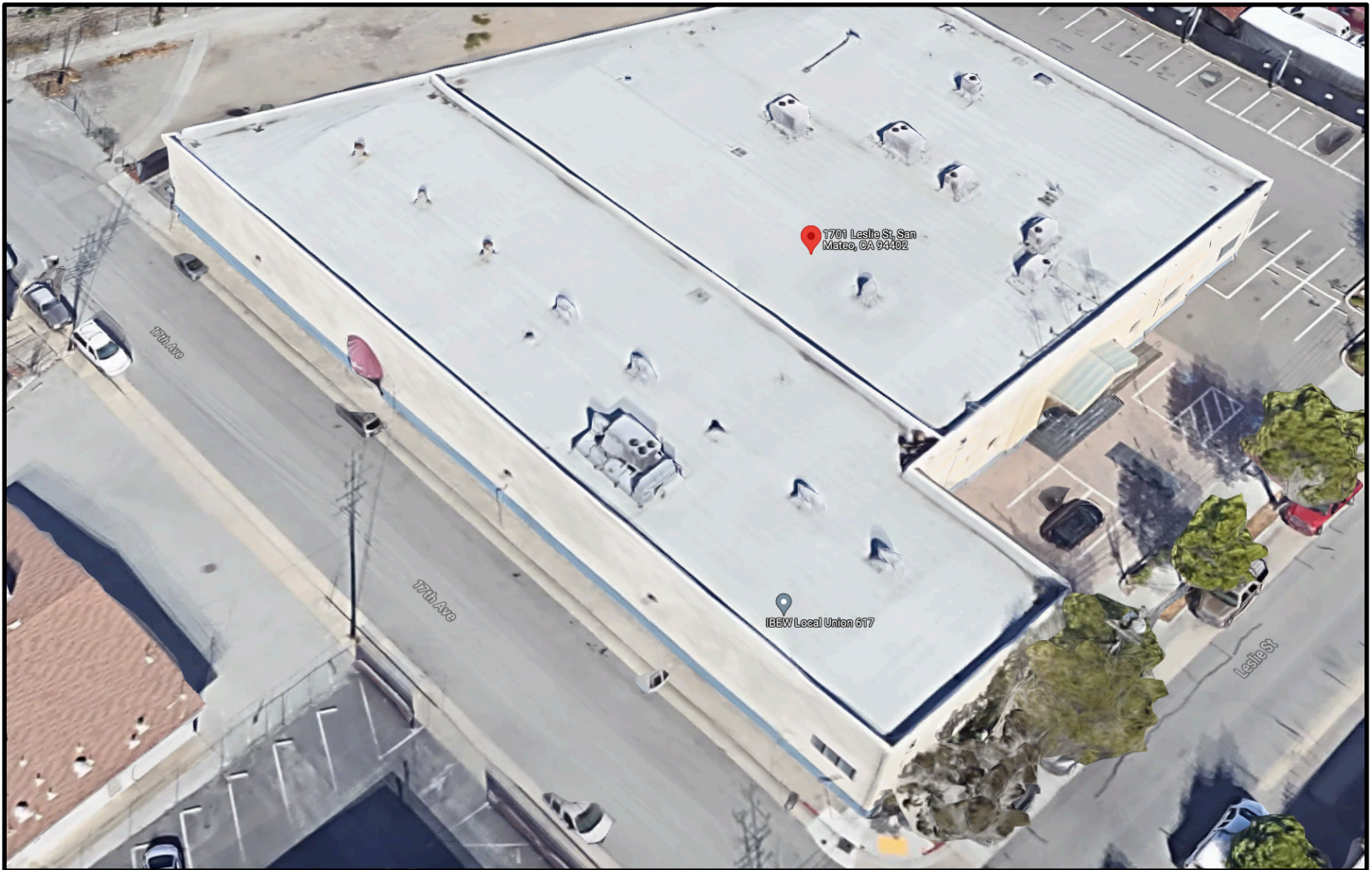
Exterior and interior sprinkler controls

Building Department

Building permit application(s) will be submitted to cover following work:

- Securing truss to floor with concrete anchors
- Demolishing existing interior non-loadbearing walls
- Change of use
- Accessible path of travel

Materials Board



No change to exterior paint colors or roofing materials.