

California Ninja Academy, LLC Special Use Permit Application - Business Information

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Applicant: California Ninja Academy, LLC., Regan Fletcher owner
Property Owner: Electrical Workers Building Inc.
Project Address: 1701 Leslie Street, Suite 100

Zoning

1701 Leslie Street is zoned for C-1 Neighborhood Commercial within the Railroad Corridor Transit-Oriented Plan. The proposed business fits within the current zoning for a number of reasons:

1. California Ninja Academy will provide a recreational benefit to the immediate neighborhood in support of the objectives laid out in section 2-7 of the plan
2. Because of this neighborhood recreational offering, California Ninja Academy will draw a large part of its membership from the immediate neighborhood
3. California Ninja Academy will be ideally located to market itself to Caltrain commuters as a convenient stop on their way home for a workout
4. California Ninja Academy will have an operational model similar to that of a local yoga studio or martial arts dojo

RRCT-O Plan:

Neighborhood Recreation Benefit

2-7 Conservation, Open Space, Parks and Recreation Element

“Within the element are several policies intended to ensure the protection of important natural and urban resources, and parks and recreational facilities.”

Despite offering three-bedroom units, the *Station Park Green* development, directly across the RR tracks from 1701 Leslie, was approved despite not offering any play structures for kids.

California Ninja Academy will offer residents of the immediate neighborhood a locals' discount (see neighborhood map on page 10) . We will offer a family-focused recreational opportunity that will be a short walk for neighborhood residents. In addition to the locals' discount, there will be a dedicated hour each weekday just for neighborhood residents to use the facility.

Station Park Green

1700 S Delaware St, San Mateo, CA

R

Ask a question

Is this apartment is low income house ? Please give me form or website.

5

Answer

Station Park Green (Owner)

a year ago

Hi Farzana. We appreciate you taking the time to inquire about this. Our community participates in the County of San Mateo's program for below market rate housing. Questions or requests for information can be directed to the county's housing department, housing.smcgov.org, as they handle all aspects of the program. Thank you! -- Station Park Green.

1

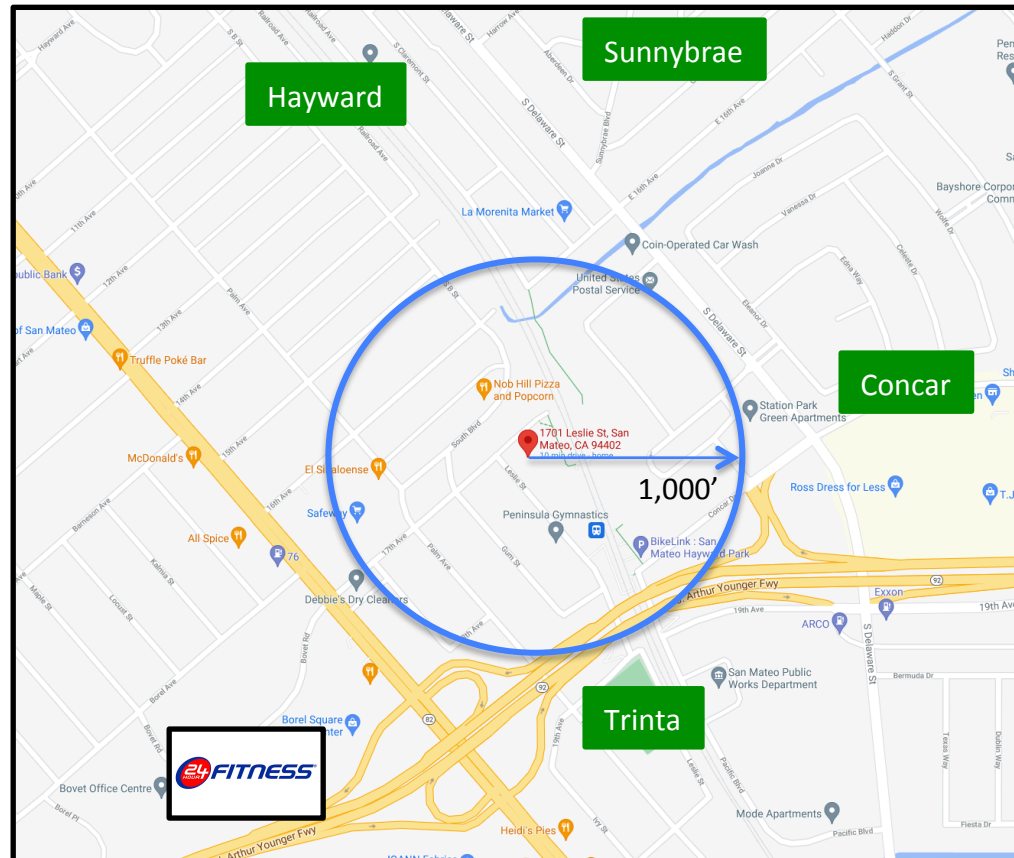
1 more answer

Lots of amenities for commuter hipsters like dog wash, mingling areas, pool tables, open spaces for blanket chilling. still so much space and no playground for kids? it seems your trying to keep families out?

Like

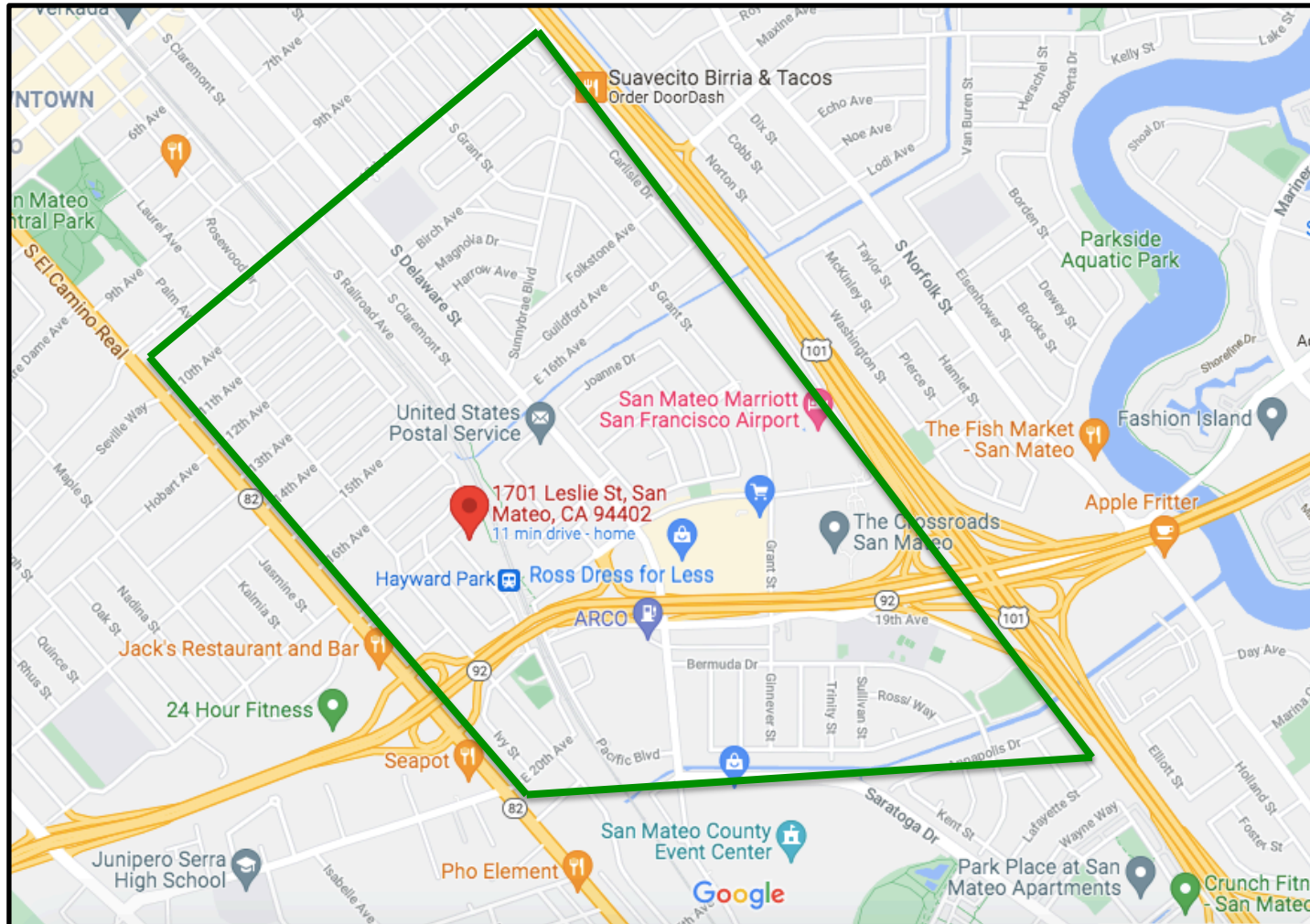
Answer

Neighborhood-Serving Recreation



California Ninja Academy will offer a walkable recreational benefit to the immediate neighborhood. There are currently no parks, play structures or recreational facilities within a 1000' radius of 1701 Leslie.

Neighborhood Hour



Discounted admission from 2pm to 3pm for Hayward Park locals who can walk to the gym. See 'Operating Hours'.

RRCT-O Plan: Commuter-Serving

5-12 Ground Floor Retail Uses

“These uses should only be neighborhood and commuter serving...”

In addition to adding a recreational benefit that serves the immediate neighborhood, California Ninja Academy will be ideally situated for Caltrain commuters as well:

- Targeted social media ads, as well as a sign facing the RR tracks, will promote California Ninja Academy to commuters as a place to de-stress on their way home from work
- Commuting members of California Ninja Academy will find a number of convenient retail services nearby that will maximize the efficiency of their stop at Hayward Park Station
- The trickle-down effect of commuters stopping at Hayward Park Station will benefit the entire neighborhood
- Starting at 5pm every weekday, all sessions will be adult-exclusive or adult-inclusive, making California Ninja Academy an ideal stop on a commuter's ride home
- California Ninja Academy will subsidize monthly transit passes for full-time employees who commute to work

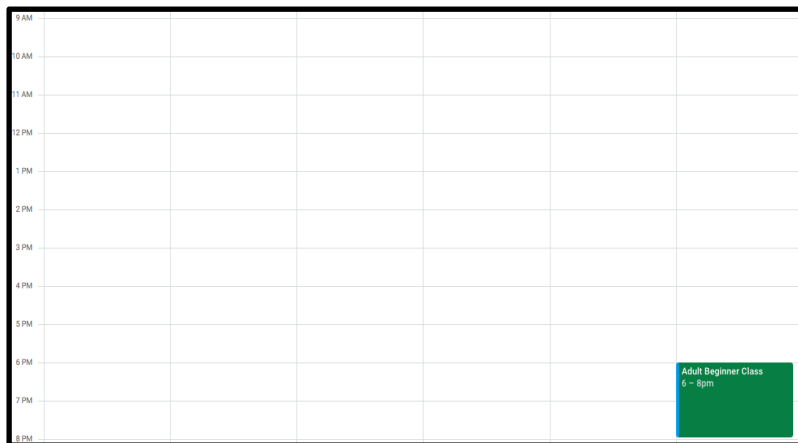
Most ninja warrior facilities in the US are located in car-centric suburbs. California Ninja Academy will be similar to *NY Ninja Academy* in Manhattan on W 55th, whose members access it via the nearby M11 bus or the 59th St / Columbus Circle subway station. Or *Shins Ninjas* on Long Island, which is just a couple blocks from the Nassau Blvd station on the Long Island Rail Road. The owners of both facilities have told me they rely heavily on commuter traffic for membership. Boston and Chicago are also home ninja warrior facilities strategically located close to stations on the T (Boston) or L (Chicago) trains.

Fitness Studio Operational Model

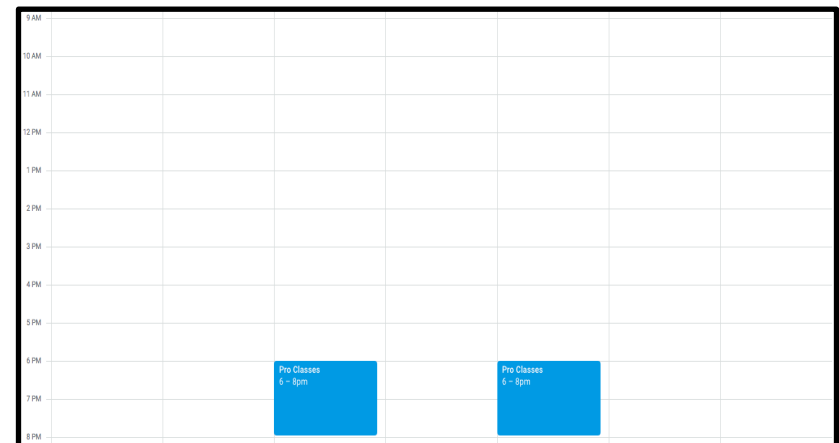
California Ninja Academy will have a daily schedule of instructional classes led by trained instructors. The entire workout floor will be dedicated to these classes. Think of a martial arts dojo or a yoga studio or a dance studio as analogous comparisons.

- By contrast, a traditional gym like 24-Hour Fitness or Crunch Fitness hosts classes in small ancillary rooms off the main floor. The main floor of the gym is dedicated to drop-in individual workouts. California Ninja Academy's classes not compete with any "open gym" times. All classes, and even open gym, will require signups for limited spaces.

Adult Beginner Classes



Pro Classes



Fitness Studio Operational Model











Ninja warrior training is centered around community, similar to the communities you would find at a neighborhood yoga studio or a martial arts dojo. Ninja athletes prefer to train with other ninja athletes in a group environment that lifts up everybody, similar to dancers, yogi's or martial artists.

- By contrast, members at a traditional gym typically use it for a solo workout without regard to when other members of the gym want to work out. One member's workout time is not dependent on that of any other member.




There will indeed be times when the gym is “open” for unstructured training. But even those will be similar to a dance workshop setting where athletes connect and share techniques and tips with other athletes there at the time.

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 only; limited to 10 signup slots (+ guardians)
	Home School PE	– PhysEd classes for home school students; limited to 10 signup slots; 50-minute class
	Open Gym	– gym open to anyone but limited to 10 signup slots for 3pm slot; limited to 20 for 5pm slot; 50-minute sessions
	Adult Open Gym	– gym open to adults only and limited to 20 signup slots; 50-minute sessions
	Adult Beginners	– instructor-based for adults who want to try ninja warrior without being overwhelmed by kids or pros; 50-minute sessions
	Pro Classes	– instructor-based and open to competition-level only; limited to 20 signup slots;
	Competition Teams	– no min. age but limited to athletes training at competition level; focused on racing vs. instruction
	Neighborhood	– discounted and reserved time slots for neighborhood residents; 50-minute sessions; see map on page 5
	Youth Classes	– instructor led classes and limited to 14 years old and under; 50-minute classes




Weekday Mornings

-  Junior Gym: Facility reserved for kids 6 and under, along with their care giver.
Access limited to easiest obstacles but no danger of being run over by an older kid or adult.
Care givers have access to party area tables and chairs.
Staff (not necessarily ninja warrior instructors) will give basic guidance to using apparatus but focus primarily on safety (eg. making sure only one person on an obstacle at a time).
-  Home School PE: Structured PhysEd classes for home schooled kids of elementary and middle school age.
Access to obstacles will be based on ability so younger kids won't be using the same obstacles as older kids.
-  Neighborhood Hour: Discount offered to Hayward Park residents within a 10-15 minute walking distance.
"Locals" area more or less defined by ECR to the west, 21st Ave / Saratoga Drive to the south, South Amphlett to the east and 10th Ave to the north.
Financial incentive for locals who work from home or the evening shift to walk to California Ninja Academy when it's less crowded.




Weekday Afternoons

-  Open Gym:
 - Transitional hours from Neighborhood Hour to Youth Classes and from Youth Classes to Adult Open.
 - Open to all ages but access to obstacles based on ability and testing into most difficult obstacles.
 - Qualified instructors available to provide instruction but will be “bouncing” from one athlete to another and one obstacle to another, not dedicated to a specific group of athletes.
 - Limited to 10 athletes; signups required ahead of time.
 - 50-minute sessions
-  Youth Classes:
 - Structured 50-minute classes led by qualified instructors for athletes 14 years old and younger.
 - Access to obstacles based on selections by instructors.
 - Limited to 10 athletes; signups required ahead of time.
-  Adult Open:
 - Limited to adults; no kids getting in their way.
 - Qualified instructors available to provide instruction but will be “bouncing” from one athlete to another and one obstacle to another, not dedicated to a specific group of athletes.
 - Limited to 10 athletes; signups required ahead of time.
 - 50-minute sessions

Weekday Evenings

-  Pro Classes: No minimum age but limited to high level athletes who are training for competition. Led by instructors and limited to 10 qualified athletes who signup ahead of time.
-  Competition Teams: Athletes who have been training for competition have access to competition-level courses that will change from week to week.
A “course” is simply a specific path through designated obstacles with a clock running and penalties assessed. Courses change from week to week.
-  Adult Beginners: Instructor-led classes for any adults who would like to try ninja warrior in an environment where more experienced athletes won’t be judging them or “hogging” the obstacles.
Limited to 10 athletes who signup ahead of time.
50-minute classes

Weekends

-  Birthday Parties: Facility reserved for one birthday party at a time.
Birthday parties limited to 20 guests.
Two “hosts” (not necessarily ninja warrior instructors) will give basic guidance to using apparatus but focus primarily on safety (eg. making sure only one person on an obstacle at a time).
One qualified instructor will be available and providing instruction similar to that of Open Gym, i.e. going from guest to guest and obstacle to obstacle.
Party slots are officially two hours but that includes clean up and departure. Hosts will start moving guests off the obstacles at the 1:45 mark as guests for the following party begin to arrive.
Arriving guests will gather in lobby area, ensuring waivers are signed and waiting for their party to begin.
-  Adult Open and
-  Competition Teams: After birthday parties are completed for the day, adults athletes will have an opportunity to use the ninja gym without kids running around. Competition Teams will include non-adults but they will all be high-level ninja athletes and considered peers by adult athletes.

Guest Capacity

	Sun	Mon	Tues	Wed	Thur	Fri	Sat	
10a	20 kids + parents						20 kids + parents	10a
11a		10 kids + guardians	10 kids + guardians	10 kids + guardians	10 kids + guardians	10 kids + guardians		11a
Noon	20 kids + parents						20 kids + parents	Noon
1p		10 students + guardian	10 students + guardian	10 students + guardian	10 students + guardian	10 students + guardian		1p
2p	20 kids + parents	10 locals of all ages	10 locals of all ages	10 locals of all ages	10 locals of all ages	10 locals of all ages	20 kids + parents	2p
3p		10 athletes	10 athletes	10 athletes	10 athletes	10 athletes		3p
4p	20 athletes	10 athletes	10 athletes	10 athletes	10 athletes	10 athletes	20 athletes	4p
5p		20 athletes	20 athletes	20 athletes	20 athletes	20 athletes		5p
6p		20 athletes	20 athletes	20 athletes	20 athletes	20 athletes	20 athletes	6p
7p								7p
8p								8p

*Weekday sessions will end at the :50 minute mark of the hour so one class can clear out before the other begins

Staffing

	Sun	Mon	Tues	Wed	Thur	Fri	Sat	
10a	3 hosts + 1 instructor						3 hosts + 1 instructor	10a
11a		1 host	1 host	1 host	1 host	1 host		11a
Noon								Noon
1p		1 instructor	1 instructor	1 instructor	1 instructor	1 instructor		1p
2p		1 instructor	1 instructor	1 instructor	1 instructor	1 instructor		2p
3p		1 instructor	1 instructor	1 instructor	1 instructor	1 instructor		3p
4p	2 instructors	1 host + 3 instructors	1 host + 3 instructors	1 host + 3 instructors	1 host + 3 instructors	1 host + 3 instructors	2 instructors	4p
5p		2 instructors	2 instructors	2 instructors	2 instructors	2 instructors		5p
6p		2 instructors	3 instructors	3 instructors	3 instructors	2 instructors	3 instructors	6p
7p								7p
8p								8p

Host = Part-time; checks in guests, conveys rules of the gym, etc. Many would be local high school students who can walk/ride to work.
 Instructor = Part-time; trained as a ninja warrior instructor to provide instruction on technique and strategy.