



# 1701 Leslie St. California Ninja Academy

New Commercial Recreation Use  
(PA-2021-058)

Planning Commission Public Hearing  
June 28, 2022

Somer Smith, AICP, Associate Planner  
Community Development Department



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# PROJECT SITE

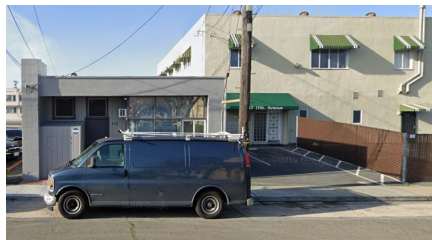
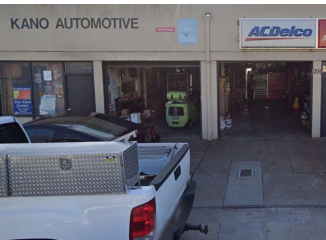
- 1 Parcel (1.02 Acres)
- 17<sup>th</sup> Ave. & Leslie St.
- Transit Oriented Development (TOD) Rail Corridor Plan
  - Hayward Park Station Overlay
  - General Plan Land Use – TOD
  - Zoning District – TOD

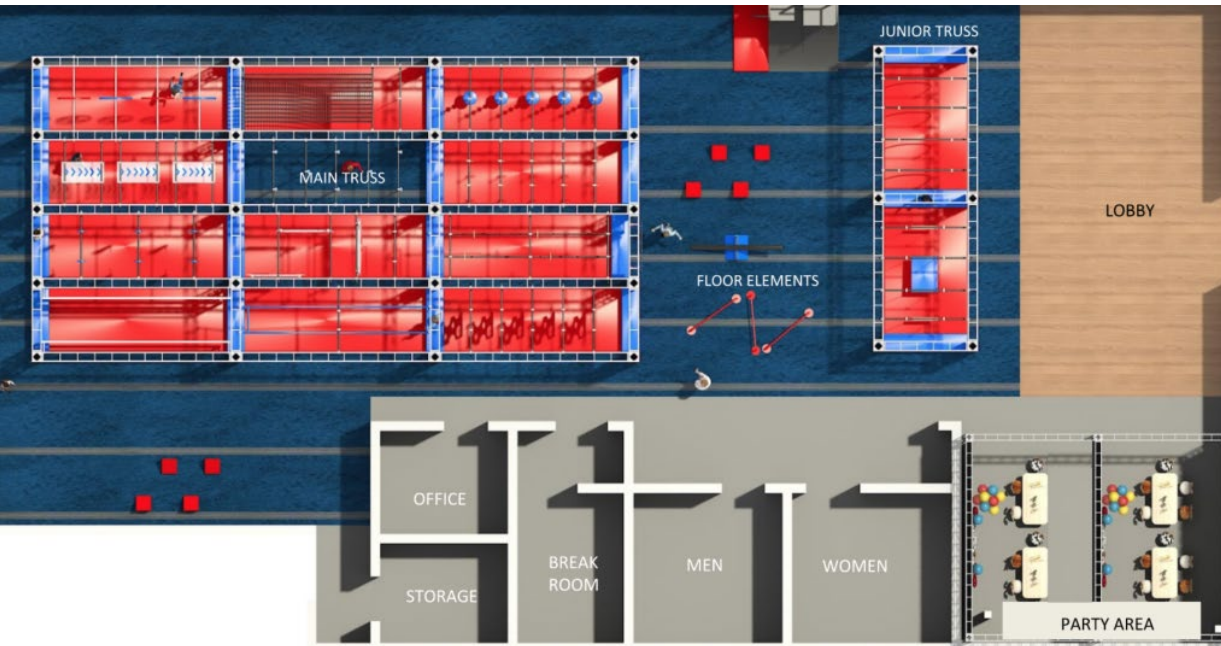




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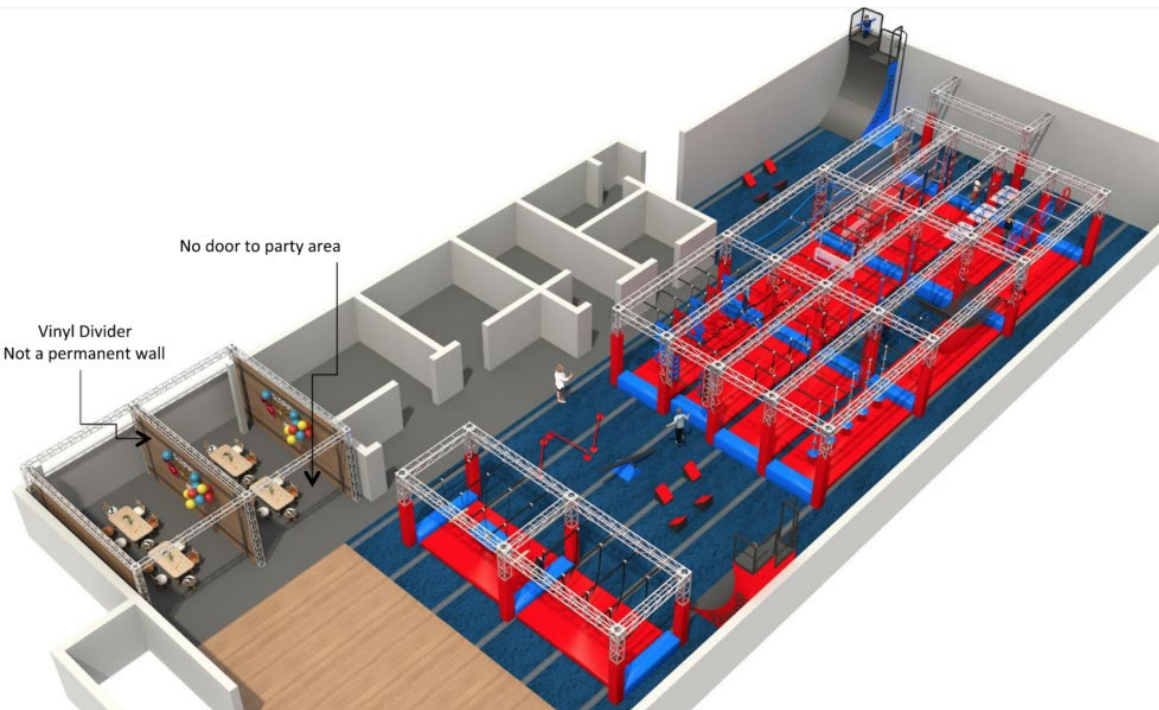
- Existing Commercial Building
  - 2 Tenant Spaces
    - IBEW Local Union 67 offices
    - Proposed Ninja Academy
- Parking Lot with 46 Spaces





# PROJECT DESCRIPTION

- Commercial Recreation Use
- Physical fitness, games, and obstacles
- Variety of classes and activities



# PROJECT DESCRIPTION

- 11am-8pm Monday-Friday
- 10am-8pm Saturday-Sunday
- No exterior changes
- Interior improvements
- Shared Parking

AVAILABILITY	NINJA ACADEMY	IBEW OFFICES
Weekdays before 5pm	22 spaces	24 spaces
Weekdays after 5pm, Weekends, & Holidays	42 spaces	4 spaces

# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- Local Plans
- Entitlements

# CODE AND POLICY REVIEW

- **General Plan and Zoning Code**
- Local Plans
- Entitlements

- **General Plan Land Use – TOD**

- Transit-supportive, Convenience-oriented uses

- **Zoning District – TOD**

- The Rail Corridor Plan specifies all zoning regulations



# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- **Local Plans**
- Entitlements

- **Rail Corridor Plan (2005)**

- Hayward Park Station TOD Overlay
- No specific list of permitted uses. Provides Use Categories
  - Transit-Supportive Uses
  - Convenience/Commuter-Oriented Uses
    - Specialty Uses
- All projects require transportation analysis and parking study.



# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- Local Plans
- **Entitlements**

- **Special Use Permit (SUP)**

- To allow a commercial recreation use to occupy an existing building in the Transit-Oriented Development (TOD) zone.

- **Parking Variance**

- To allow the same off-street parking facilities to satisfy required parking for the existing office use and the proposed commercial recreation use

# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- Local Plans
- **Entitlements**

- **Special Use Permit (SUP)**

- Planning Commission may grant SUPs for non-designated uses in the TOD if:
  - The use is “so ***similar to any*** specifically ***permitted use*** so as to be ***virtually identical*** thereto in terms of ***impact and land use*** requirements”
- Neighborhood and Commuter Serving Uses and Services are permitted, including Specialty Uses
- Ninja Academy as neighborhood and commuter-serving specialty use
  - Neighborhood hour
  - Staff recruited from the Hayward Park neighborhood
  - Marketing to commuters to integrate exercise before or after work

# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- Local Plans
- **Entitlements**

- **Parking Variance**

- Rail Corridor Plan parking policies and standards.
  - Policy Q encourages shared parking
  - Required transportation analysis and a parking demand study
- Traffic and Parking Statement Memo (Kittelson & Associates, June 2022)
  - Vehicle Miles Traveled (VMT) – No impact
  - Transportation Demand Management (TDM) measures exceed 25% trip reduction goal.
  - Maximum capacity of facility
  - Parking ratio for future expansion

Availability	Ninja Academy	Capacity (staff + patrons)
Weekdays before 5pm	22 spaces	14 occupants
Weekdays after 5pm, Weekends, and Holidays	42 spaces	27 occupants

*0.67 x # of parking spaces = Hourly class and staff person-capacity*

# RECOMMENDATION

- Recommend adoption of a Resolution to approve a Special Use Permit and Parking Variance to allow a commercial recreation use to occupy an existing building in the TOD zone and allow shared parking facilities located at 1701 Leslie Street and,
- Recommend a determination of Categorical Exemption for the project based on the Findings for Approval.



# Thank You

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# PROJECT DESCRIPTION

- 22 spaces 24/7
- +20 spaces when office is closed
  - Weekdays after 5pm
  - Weekends
  - Holidays
- Signage showing availability of stalls

# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- **Local Plans**
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- **Rail Coordior Plan**

- Central Claremont Sub-Area
- **Transportation Analysis and Parking Demand Study.**
  - Class schedule and shared parking agreement used to determine the trip generation threshold and maximum capacity for the facility
  - Guides the creation of appropriate trip reduction measures to achieve overall reduction in trips by 25% corridor-wide.

**Transportation Impact Analysis (TIA)**  
Transportation Analysis and Parking Demand Study required for all projects.

Vehicle Miles Traveled (VMT): No Impact

Meets Screening Criteria for projects in a  
High-Quality Transit Area (HQTa)

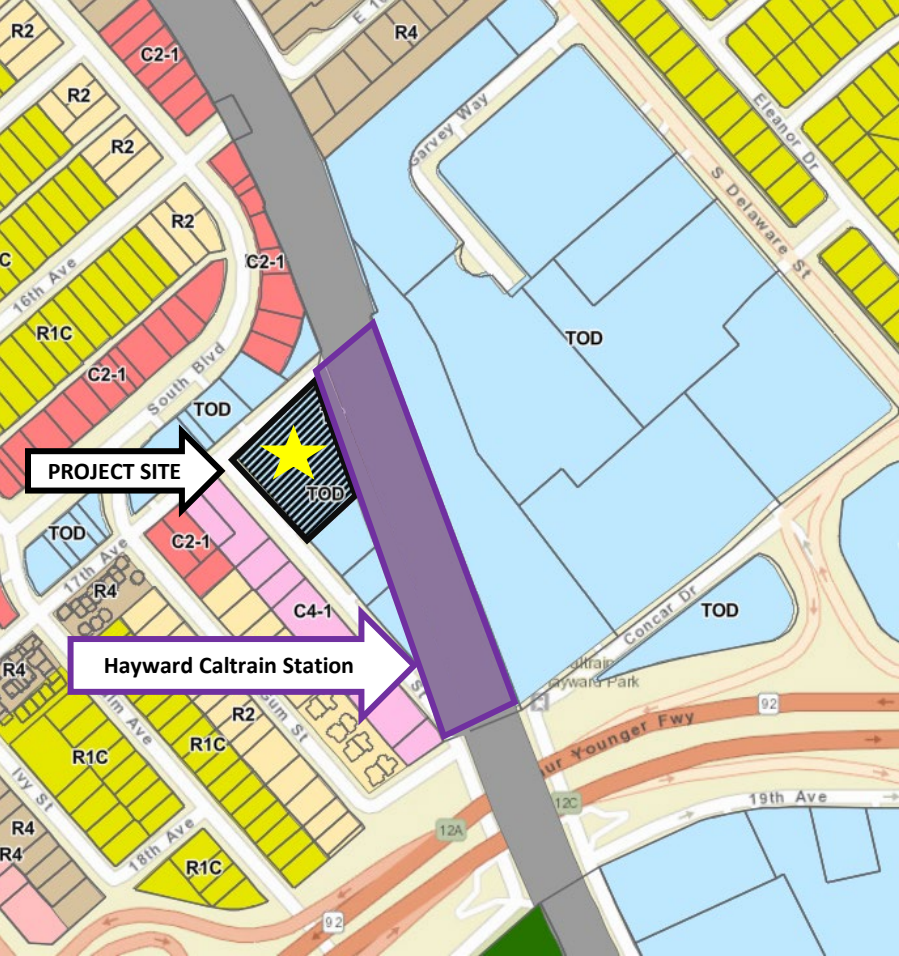
Level of Service (LOS): No adverse effects

## **Transportation Demand Management (TDM) Plan**

Subsidized transit passes for office uses

Unbundled residential parking

Commuter TDM Guidelines



# PROJECT SITE

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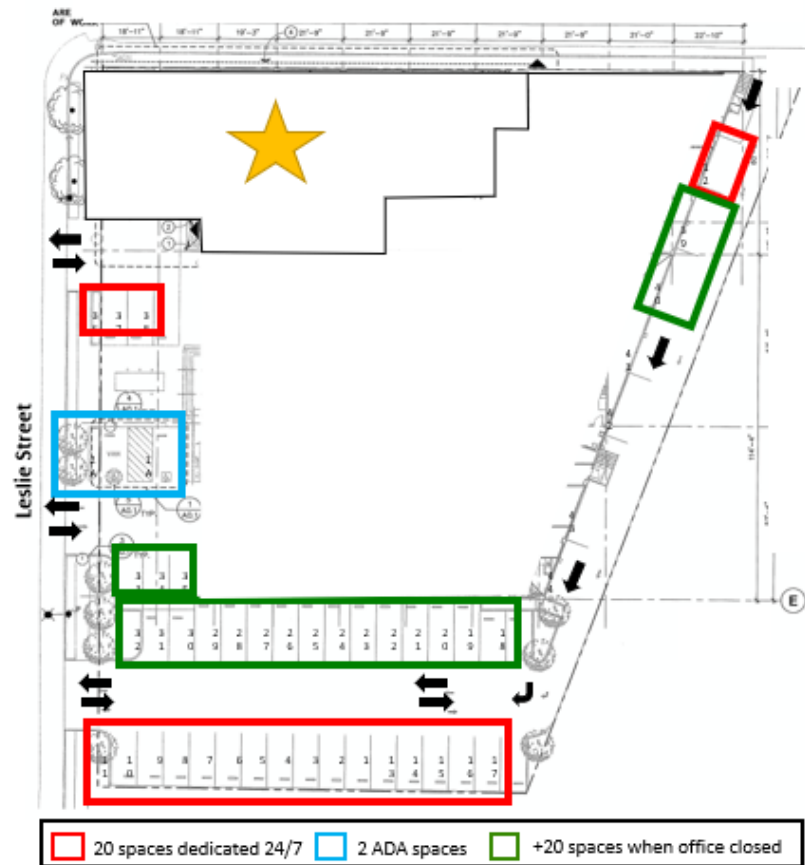




# CODE AND POLICY REVIEW

- General Plan and Zoning Code
- **Local Plans**
- Entitlements

- Rail Corridor Plan
  - Ninja Academy as Specialty Use
    - Unique nature of activities
    - Functions like a neighborhood and commuter-serving business
      - Neighborhood-serving
        - discounted neighborhood hour on weekdays
        - recruiting staff from the Hayward Park neighborhood
      - Commuter-serving
        - marketing to commuters as a convenient way to integrate exercise before or after commuting
        - Caltrain passes for employees who commute





# PROJECT DESCRIPTION

- Ninja Academy Shared Parking
  - 22 spaces 24/7, including 2 ADA stalls
  - +20 spaces when office is closed
    - Weekdays after 5pm
    - Weekends
    - Holidays
  - Signage showing availability of stalls

# CODE AND POLICY REVIEW

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- General Plan Land Use – Transit Oriented Development (TOD)
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	Proposed	Maximum
Floor Area Ratio	4.1 *	3.0
Density	73.5 du/acre	75 du/acre
Building Height	74'-2" *	55'-0"
Setbacks	0'-6" to 5'-11"	10'-0" (All Frontages)
	Proposed	Minimum
Parking	402 + In-Lieu Fees	432
Short Term Bike Parking	22	15
Long Term Bike Parking	129	129
Open Space		
Commercial	5,713 sq. ft.	1,796 sq. ft.
Residential (Private)	72-346 sq. ft./unit *	80 sq. ft./unit
Residential (Shared)	4,615 sq. ft. *	6,840 sq. ft.

\*Modified Via State Density Bonus Law

# SECTION HEADER





