

# Application for a Conditional Use Permit to operate a branch site of Ichen Art Academy at 4430 Willow Road, Suite I

**Applicant:** Ichen Wu, Principal, Ichen Art Academy, Inc.

**Contact Information:**

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RECEIVED  
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P14-1295

## BACKGROUND

Ichen Art Academy is a leading comprehensive art school in the Bay Area specialized in Chinese-Western art education. Its main campus is located at 43319 Mission Blvd. in Fremont. In addition to offering a wide variety of art courses to general public, it plans to develop a new art counseling business that serves those high school students who seek admission at leading art and design colleges after graduation. Such business requires a hub-spoke structure, with which the majority of art courses will be offered at the main campus, while many of the branch (spoke) sites help recruit and provide art counseling services to local students, since the population of such students are quite small in any specific location.

The founder and applicant, Ichen Wu, proposes to open a branch site at the subject location in order to provide such services as well as some basic art classes to Tri-Valley students. The subject site is located within Hacienda and is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office).

## Statement of Proposed Operations and Design Concept for Ichen Art Academy

Ichen Art Academy is a leading firm specialized in Chinese-Western art education. Its main business is conducted through the following activities:

- Hold group and private lessons on Chinese Painting Calligraphy and western painting classes in after school hours and on weekends;

- Offer advanced art counseling service to students who desire an art-related career and seek to apply for admission at leading art/design colleges.
- Provide a comprehensive summer art camp program
- Produce digital contents such as art works, books and video courses for online and publication purpose.
- Sell specialized art supplies.

## Proposed Room Allocation and Usage

Currently there are seven rooms available in Suite I. We plan to designate room usage as follows:

- Classrooms (3)
- Principal's Office (1)
- School Office (1)
- Counseling Room (1)
- Break Room (1)

### Classrooms

The branch site will have three dedicated classrooms for group lessons. Each classroom will have one instructor and up to 7 students. Three classes will be offered:

- Chinese Painting and Calligraphy
- Children's Creative Art
- Drawing and Sketch

Classroom	Age Range of Students	Capacity ( Student : Teacher)
Chinese Painting and Calligraphy (CPC)	Children Age 8 and up or Adults	Up to 7 Students, One instructor
Children's Creative Art (CCA)	Children Age 5 to 8	Up to 7 Students, One Instructor
Drawing and Sketch (DS)	Children 9 and up	Up to 7 Students, One Instructor

### Principal's Office

This room will be reserved for the school principal Ichen Wu. It will remain locked when school principal is not on site. Since Ichen mainly teaches classes on Fremont campus, this room will not be available for public use during most of the business hours (unless Ichen teaches Chinese Painting class at this site.)

### School Office

This is the room for front desk receptionist and for school registration.

### Art Counseling Room

There will be one art counseling room, which can be used for 1:1 meeting between a student and an art counselor at a time. Students who seek art counseling may schedule time with an art counselor during

business hours. Art consultation will include, but not limited to evaluation and preparation of Art Portfolios for college applications, preparing and planning applications for admission at leading art/design schools, 1:1 lessons on special subjects. The art counseling program will also offer a package program that allows the students to take any classes and workshops at the main campus in Fremont in order to develop the needed skills and techniques required by leading art schools. During regular business hours, this room will attribute to no more than 2 people at any time.

#### Storage for Art Supplies and Art Library

The open area outside Chinese Painting classroom will be used for stocking special art supplies such as rice papers, Chinese brushes, colors and other materials. It will also have several bookshelves with art books.

#### Break Room

There will be a small break room at the branch site. This room will have a water fountain, a small refrigerator and microwave, and a kitchen sink.

### Days and Hours of Operation

The art classes will be offered primarily during after school hours between 3:45pm and 7:00pm Tuesday – Friday, and between 11:00am to 6:30pm on Saturdays and Sundays. In addition, one adult Chinese Painting class will be offered on Tuesday morning between 10:00am and noon.

#### Proposed Business Hours and Class Schedule (with max. number of students)

	Room A (CCA)	Room B (Counseling Rm)	Room C (Principal's Office)	Room D (Drawing and Sketch)	Room E (Chinese Painting)	Room F (Office)
<b>Square Footage</b>	204 sf	135 sf	135 sf	207 sf	192 sf	192 sf
<b>Monday</b>	Closed	Closed	Closed	Closed	Closed	Closed
<b>Tuesday</b>						
10:00 -12:00pm					8	
3:45 -5:15 pm	8			8		1
5:30 - 7:00 pm	8			8		1
<b>Wednesday</b>						
3:45 - 5:15 pm	8			8		1
5:30 - 7:00 pm	8			8		1
<b>Thursday</b>						
3:45 - 5:15 pm				8	8	
5:30 - 7:00 pm				8	8	
<b>Friday</b>						
3:45 - 5:15 pm	8			8		1
5:30 - 7:00 pm	8			8		1

<b>Saturday - Sunday</b>					
11:00 - 12:30 pm	8			8	1
1:15 -2:45 pm	8			8	1
3:00 - 4:30 pm	8			8	1
4:45 - 6:15 pm	8			8	1

There will be at most two simultaneous classes at a time. Since each class consists of one instructor and seven students, there will be total 16 students/teachers at once. Separately, there will be one front desk receptionist, and optionally one counselor and one student in the counseling room, there will be maximum 19 people in the subject site, between 3:45pm and 7:00pm M-F, and between 11:00am and 6:15pm on Saturdays and Sundays.

### Summer Art Camp

During summer time, Ichen Art Academy will offer summer art camp program. These art camps will allow students to explore a wide variety of art forms including painting, calligraphy, cartoon drawing, sketch, water color and design classes etc. Each camp will last 5 days (M-F) between 9:00am to 3:00pm. There will be no more than 16 students per camp, plus two to three instructors. Students age 5 to 15 can sign up for the camp.

During summer, regular class schedule will remain the same, with fewer students as many are on vacation.

### Parking

There are 132 parking spaces on the subject site, as well as 58 additional parking spaces on the adjacent 4440 Willow Road pursuant to an existing reciprocal parking agreement with that parcel, for a total of 190 available parking spaces. Given most of the proposed office hours are between 3:45pm and 7:00pm Tue-Friday, and between 11:00am to 6:15pm over the weekends, which are considered off-peak hours, and the fact that majority of the students are dropped off/picked up by their parents, there should be adequate parking for all uses on both sides. Last but not least, since the art offerings compliment some other businesses on site (e.g. Music, Dance, after school), students can walk from one office to another if they sign up multiple programs with different businesses in the same building, further reducing the need for parking spaces.

### Paint Types, Brush Cleaning and Paint Disposal

Initially we only plan on teaching the following basic art classes: Drawing and Sketch (using pencil and charcoal), Chinese Painting (using water-based color and ink), and Children’s Creative Art (using pencils, color pencils, markers, crayons and water colors). These drawing tools and materials are generally non-toxic and should cause no problems.

In the future, as students have developed more advanced skills and techniques, we might consider adding Oil Painting class. A barrel will be used to store all leftover paint, towels, rags, old brushes and pretty much anything involving disposal of paint. In addition, we would not allow students to

wash any brushes used in oil and acrylic painting in the sinks. Instead, students would have to wash brushes using their own turpenoid tanks, dry the brushes with cloth towels they keep, or paper towels that are thrown into the hazardous waste barrel. The waste will be disposed at designated location as set forth by Pleasanton Hazardous Waste Dispose Rules.

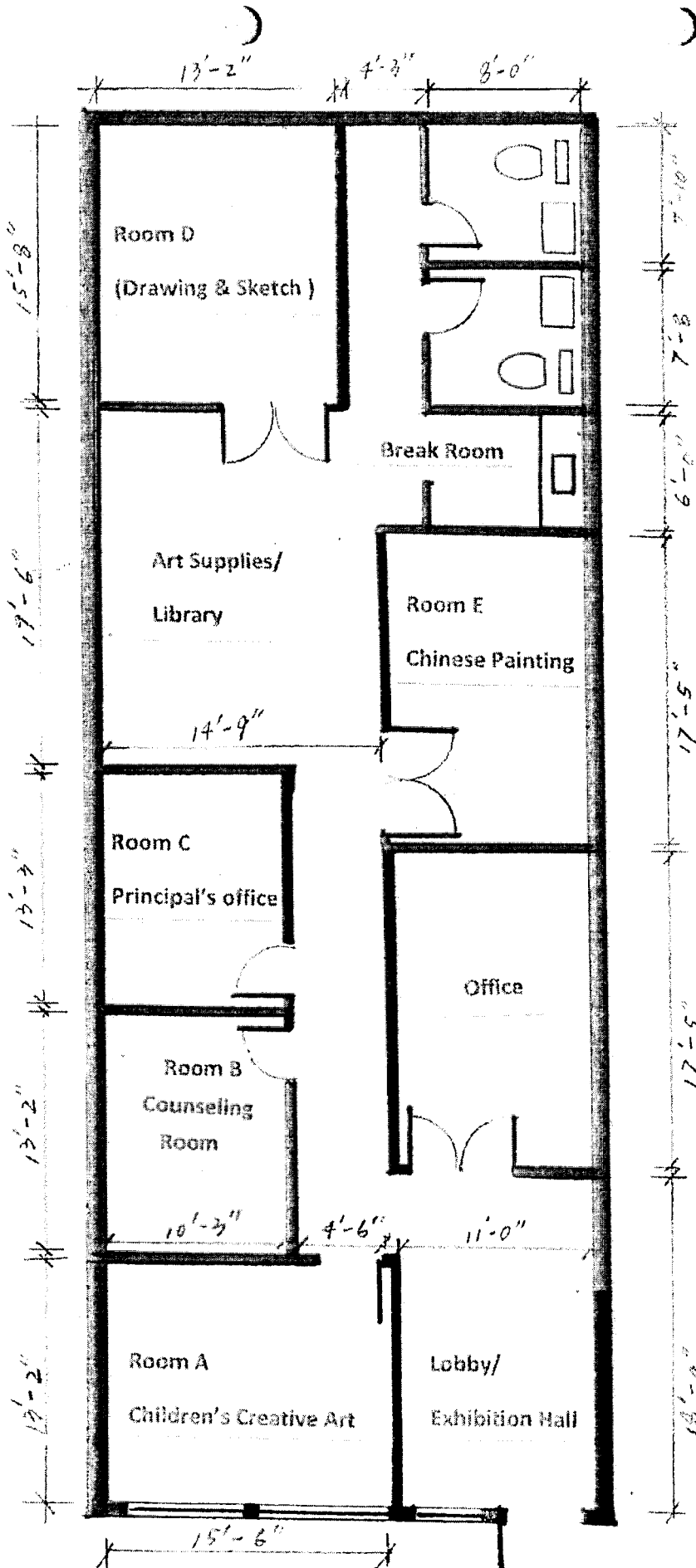
#### **Security and Alarm**

We will install security surveillance cameras at this site. Additionally, we will set up a front door chime/alarm.

#### **List of Other Businesses in the Same Building**

##### **Unit Business**

- A Yvonne T. Henry Uy DDS**
- B,C Summit Tutoring**
- D,E Breeze Dental Group**
- F Ruchira Gupa DDS**
- G Pearl Shine Dental**
- H Phelps & Cohen**
- J Steven Chew, DDS**
- K Nrthyollasa Dance Academy**
- L,N Bay Area Peace Evangelical Church**
- M New World Music Academy**

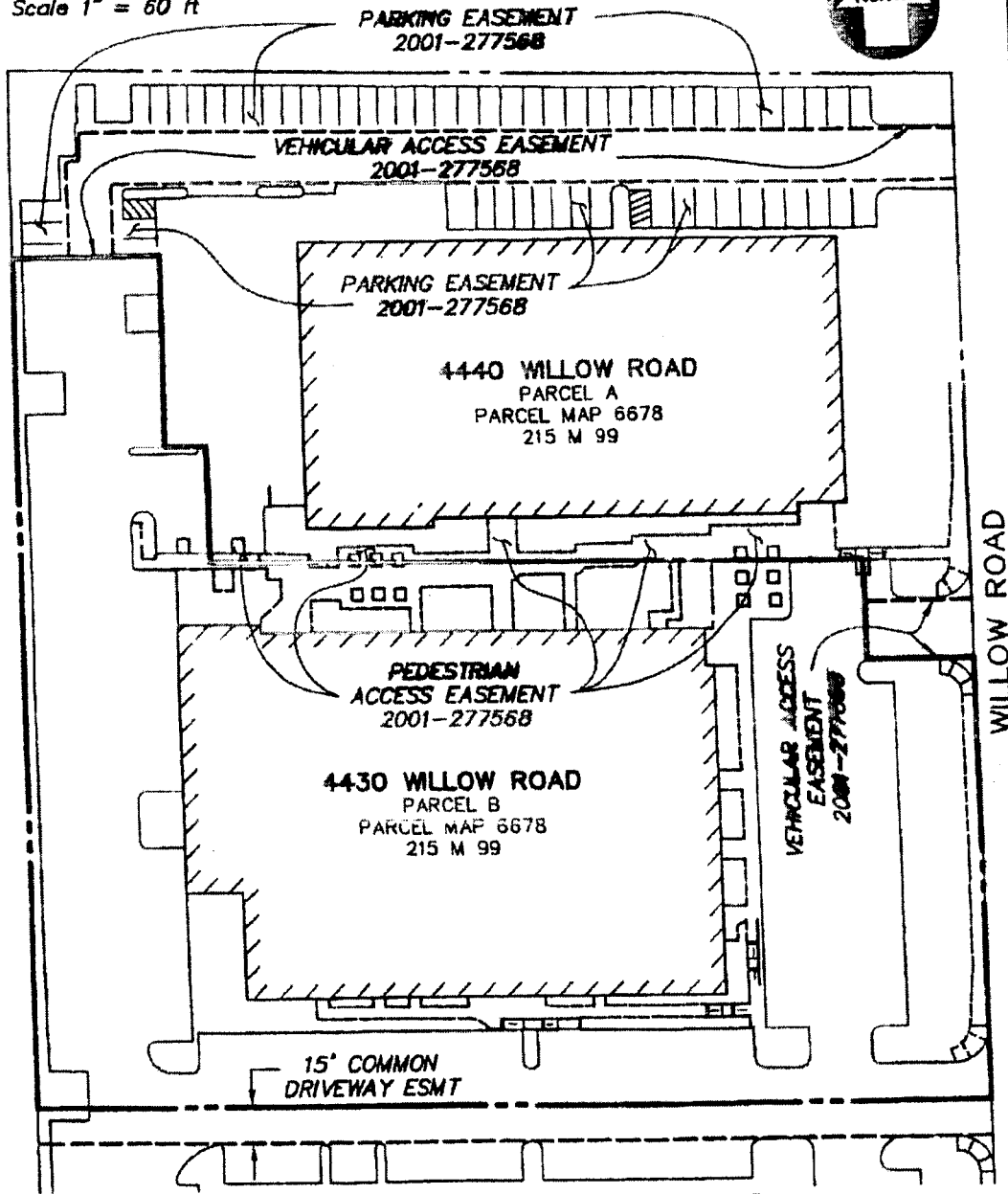


# Ichen Art Academy


4430 Willow Rd. Suite I

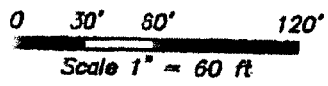
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0 30' 60' 120'  
 Scale 1" = 60 ft

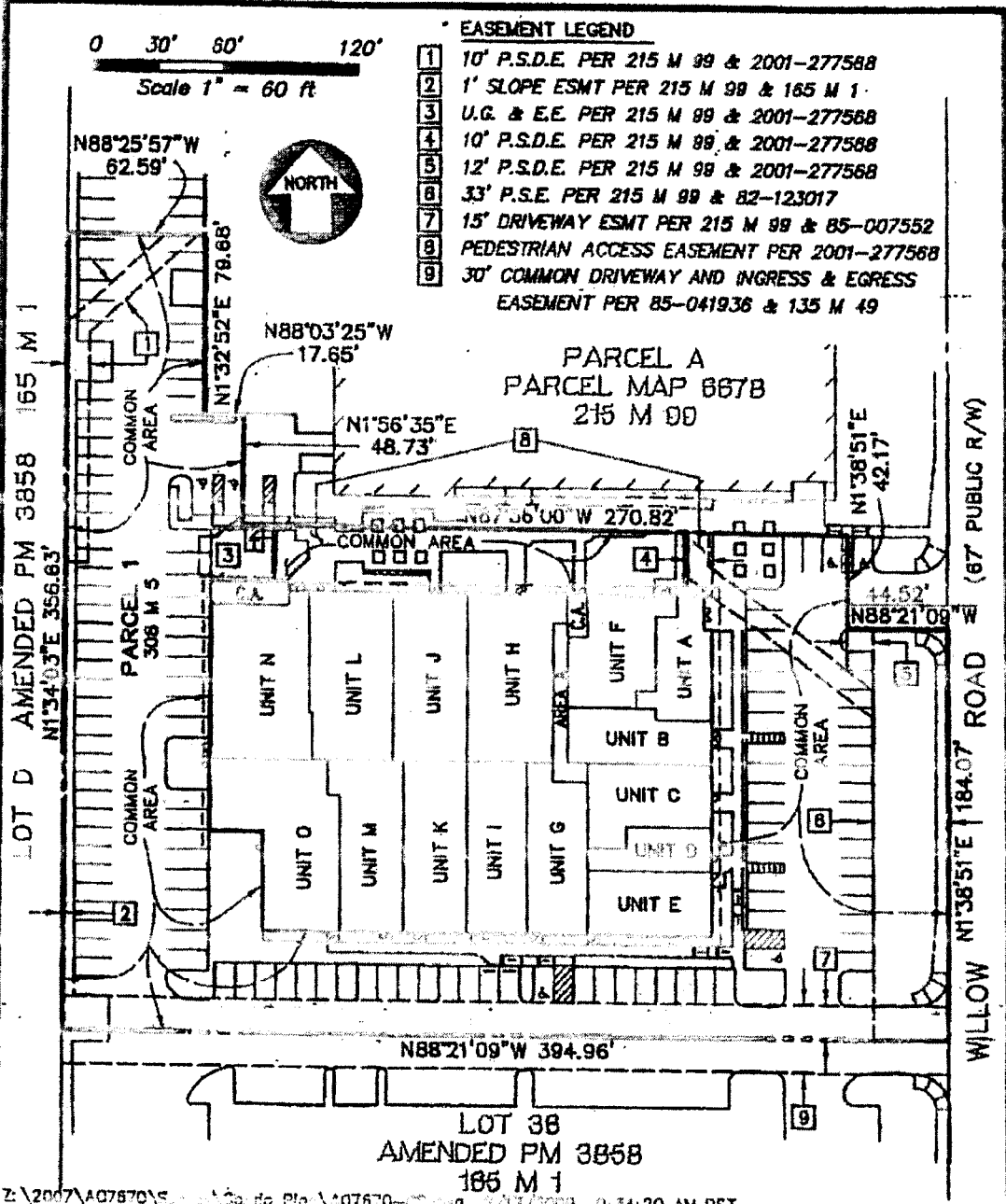


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 <b>KIER &amp; WRIGHT</b> CIVIL ENGINEERS & SURVEYORS, INC. 1233 Quarry Lane, Suite 145 (925) 249-6555 Pleasanton, California 94566 Fax (925) 249-6551	<b>CONDOMINIUM PLAN</b> <b>4430 WILLOW ROAD</b> <b>COMMERCIAL CONDOMINIUM</b> <b>PROJECT</b>		SCALE 1" = 60'
			DATE JAN. 2009
			BY TK/CH
			JOB NO. A07670
	ONE-SITE ACCESS & PARKING EASEMENTS PLEASANTON, BERKELEY COUNTY, CALIFORNIA		SHEET 12 OF 17



- EASEMENT LEGEND**
- 1 10' P.S.D.E. PER 215 M 99 & 2001-277588
  - 2 1' SLOPE ESMT PER 215 M 99 & 185 M 1
  - 3 U.G. & E.E. PER 215 M 99 & 2001-277588
  - 4 10' P.S.D.E. PER 215 M 99 & 2001-277588
  - 5 12' P.S.D.E. PER 215 M 99 & 2001-277588
  - 6 33' P.S.E. PER 215 M 99 & 82-123017
  - 7 15' DRIVEWAY ESMT PER 215 M 99 & 85-007552
  - 8 PEDESTRIAN ACCESS EASEMENT PER 2001-277568
  - 9 30' COMMON DRIVEWAY AND INGRESS & EGRESS EASEMENT PER 85-041936 & 135 M 49



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**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 1233 Quarry Lane, Suite 115 (315) 249-8550  
 Pleasanton, California 94568 Fax (925) 249-8563

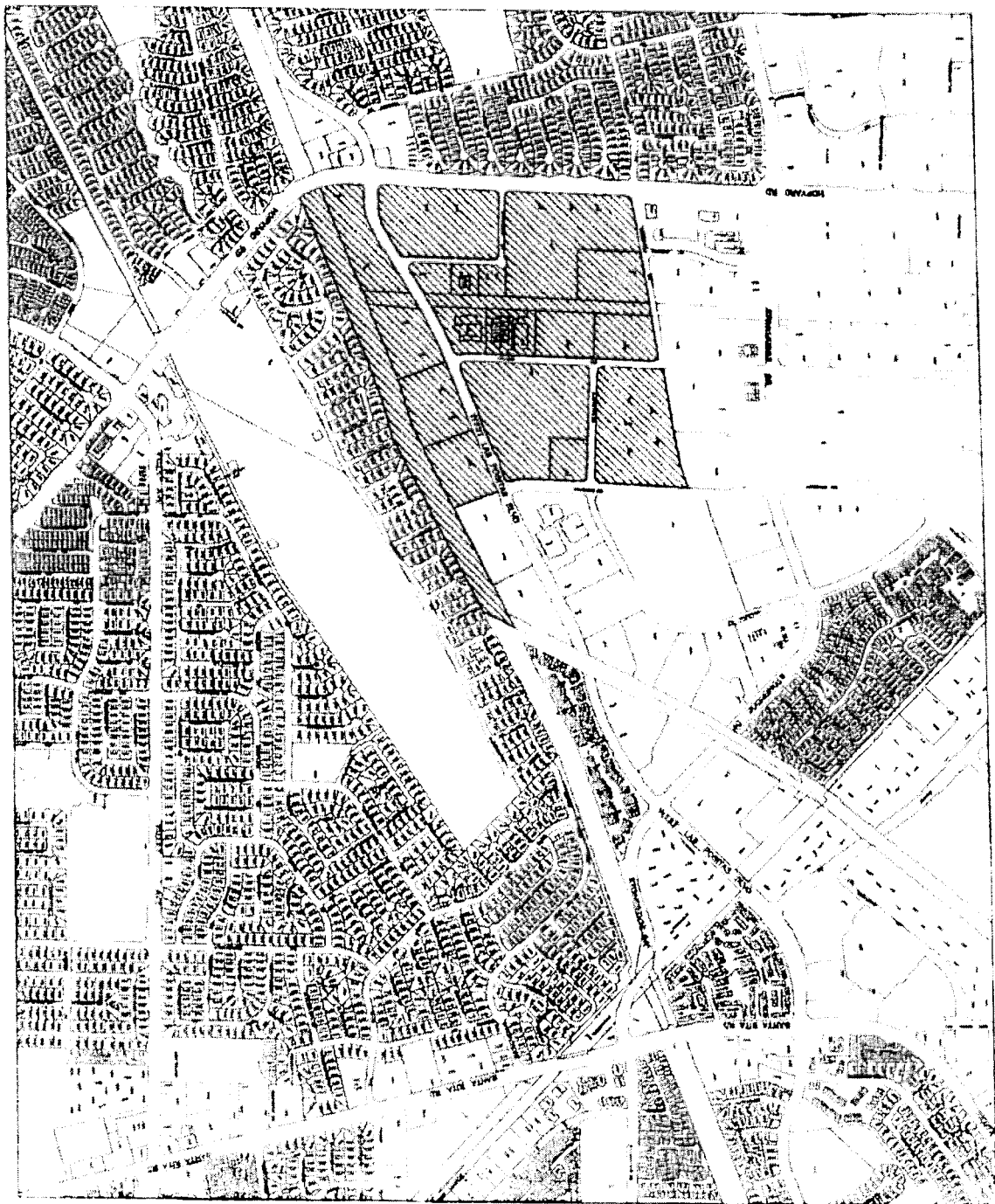
**CONDOMINIUM PLAN**  
 4430 WILLOW ROAD  
 COMMERCIAL CONDOMINIUM  
 PROJECT  
 SITE PLAN  
 PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

SCALE	1" = 60'
DATE	JAN. 2009
BY	TK/CH
JOB NO.	A07670
SHEET	13 OF 17



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# Appendix A: On-site Parking Observation Study

In order to better gauge the parking conditions at the proposed site (4430 Willow Road, Suite I), we conducted a four-day on-site parking observation study, with focus on the late afternoon and early evening peak hours during weekdays and on Saturday afternoon.

- Wednesday, 11/19, 4:00pm – 5:45pm (Conducted by Jason Jiang)
- Thursday, 11/20, 4:00pm – 5:30pm (Conducted by Ichen Jiang)
- Friday, 11/21, 5:15pm-6:00pm(Conducted by Irene Chen)
- Saturday, 11/22, 2:15pm -3:15pm (Conducted by Jason Jiang)

Date	Time	# of cars parked on site	Vacancy (190 - # of cars parked on site)	Occupancy Rate	Vacancy Rate
Wednesday, 11/19	4:00pm	55	135	29%	71%
	4:30pm	66	124	35%	65%
	5:00pm	76	114	40%	60%
	5:15pm	69	121	36%	64%
	5:30pm	63	127	33%	67%
	5:45pm	50	140	26%	74%

Date	Time	# of cars parked on site	Vacancy (190 - # of cars parked on site)	Occupancy Rate	Vacancy Rate
Thursday, 11/20	4:00pm	39	151	21%	79%
	4:15pm	38	152	20%	80%
	5:30pm	33	157	17%	83%

Date	Time	# of cars parked on site	Vacancy (190 - # of cars parked on site)	Occupancy Rate	Vacancy Rate
Friday, 11/21	5:15pm	82	108	43%	57%
	5:30pm	79	111	42%	58%
	5:45pm	71	119	37%	63%
	6:00pm	74	116	39%	61%

Date	Time	# of cars parked on site	Vacancy (190 - # of cars parked on site)	Occupancy Rate	Vacancy Rate
Saturday, 11/22	2:15pm	14	176	7%	93%
	2:30pm	15	175	8%	92%
	2:45pm	13	177	7%	93%
	3:00pm	12	178	6%	94%
	3:15pm	12	178	6%	94%

### Observations:

- Among the four periods we observed, the highest parking occupancy rate is 43%, which was recorded at 5:15pm on Friday, 11/21.
- Many cars only do drop-off and pickup in front of Summit Tutoring, the Dance Studio and the Music School.
- On Saturday afternoon, the parking lot is over 90% vacant.
- The parking lot facing Willow Road is the most occupied, with the highest occupancy rate (74%) recorded as 28 out of 38 parking slots being used on Thursday at 5:00pm.
- The parking lot behind the building is the least occupied, with the highest occupancy rate (14%) recorded as 10 out of 71 parking slots being used.
- The highest occupancy rate for the parking lot in front of the proposed site is 60% (28 out of 47 parking slots being used), during the three observation periods.

### Conclusion:

Parking space does not seem to be a problem for the proposed business hours, and with the proposed number of classes to be offered by Ichen Art Academy at 4430 Willow Road, Suite I.

# Appendix B: Hazardous Waste

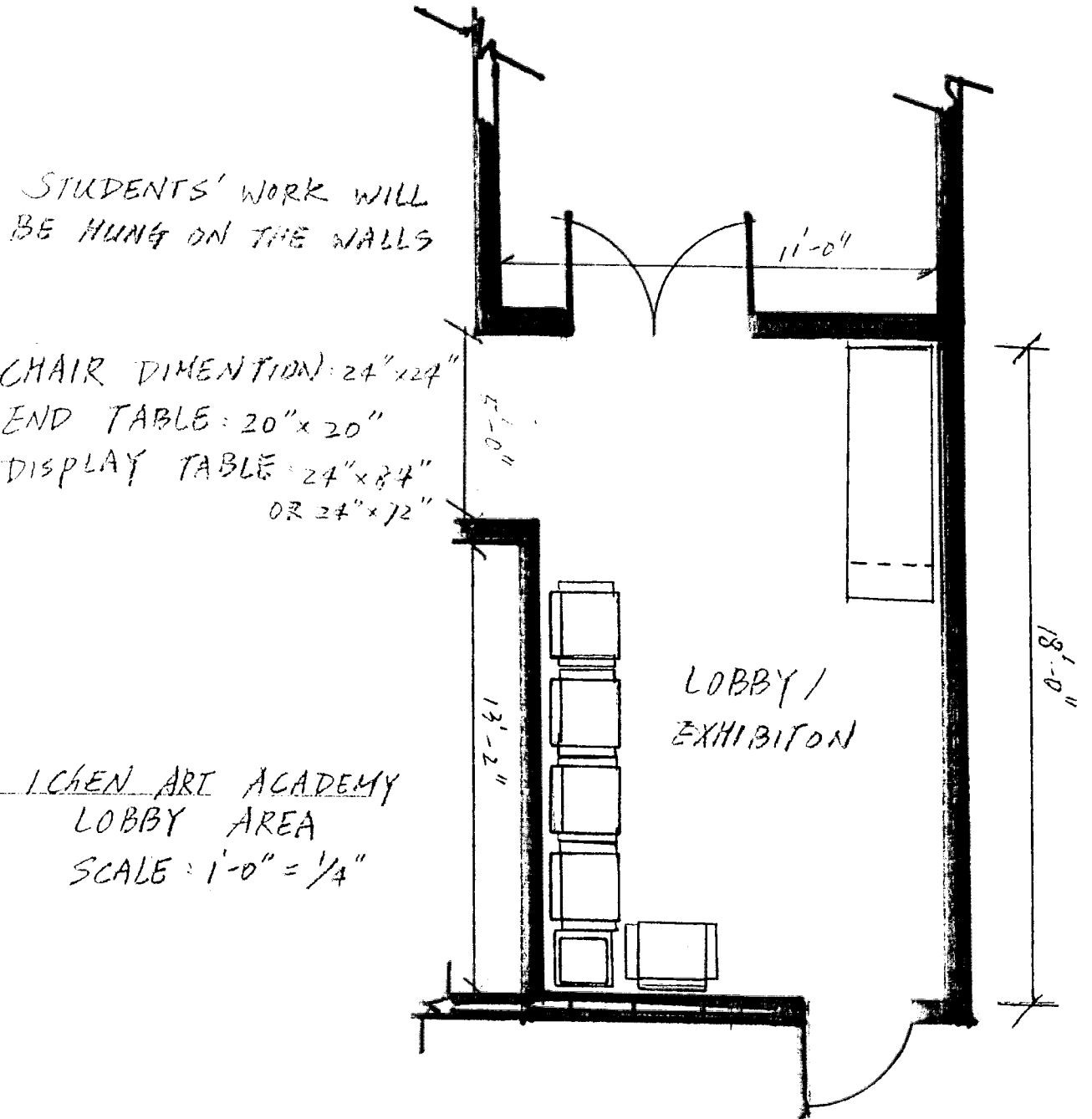
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Initially when the school starts, we will only offer three different classes:

- Children's Creative Art
- Drawing and Sketch
- Chinese Painting and Calligraphy

Hazardous waste is not part of the scope of the above classes. In the future when we are about to offer Oil Painting, which may involve and generate hazardous waste, we will then consult with the Fire Department.

# Appendix C: Lobby and Exhibition Hall Layout



ICHEN ART ACADEMY  
LOBBY AREA  
SCALE: 1'-0" = 1/4"