

Planning Commission Staff Report

June 8, 2011
Item 5.b.

SUBJECT: PCUP-297

APPLICANT: Jay and Indumathy Ganesh

PROPERTY OWNER: AHM 4430 Willow Investors LLC

PURPOSE: Application for a Conditional Use Permit to operate a dance studio at 4430 Willow Road, Suite K.

GENERAL PLAN: Business Park (Industrial, Commercial, and Office) and Mixed Use

ZONING: Planned Unit Development – Industrial/Commercial-Office District

LOCATION: 4430 Willow Road, Suite K

EXHIBITS:

- A. Draft Conditions of Approval
- B. Applicant Narrative and Project Plans
- C. Hacienda Owners Association Approval
- D. Location Map
- E. Noticing Map

BACKGROUND

The applicants, Jay and Indumathy Ganesh, propose to establish a dance academy at the subject location. The subject site is located within the Hacienda Business Park and is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial–Office). Private schools, including music and art schools, are conditionally permitted uses at the subject property and thus the applicant has filed the subject Conditional Use Permit application.

Ms. Indumathy Ganesh currently conducts dance lessons in Campbell and Fremont and in the aerobics room of Fitness 2000 in Dublin. The subject location would accommodate and re-locate students from the Dublin location.

SITE DESCRIPTION

The site is located within Hacienda Business Park, near the intersection of Willow Road and West Las Positas Boulevard. Commercial buildings are located to the north and south of the

subject site and are also located across the Chabot Canal to the west. Thomas Hart Middle School is located across Willow Road to the east. Figure 1 below shows photos and an aerial view of the area surrounding the subject building.



FIGURE 1: AERIAL PICTURE OF SUBJECT PROPERTY AND PHOTOGRAPH OF SUBJECT SUITE

The approximately 33,440-square-foot building consists of fifteen (15) commercial condominium spaces, each of which has a separate pedestrian entryway. Parking is located around the perimeter of the building as indicated in Figure 2. Parking and vehicular access easements allow tenants and visitors of the subject property to utilize the fifty-eight (58) parking spaces on the property directly to the north at 4440 Willow Road. The proposed dance academy will be located in Suite K of the building, which is approximately 2,207 square feet in size and is currently vacant.

Several suites within the building have received conditional use permit or zoning certificate approval. The uses within each suite are indicated in Figure 2. The proposed dance studio is labeled as “dance” and is highlighted.

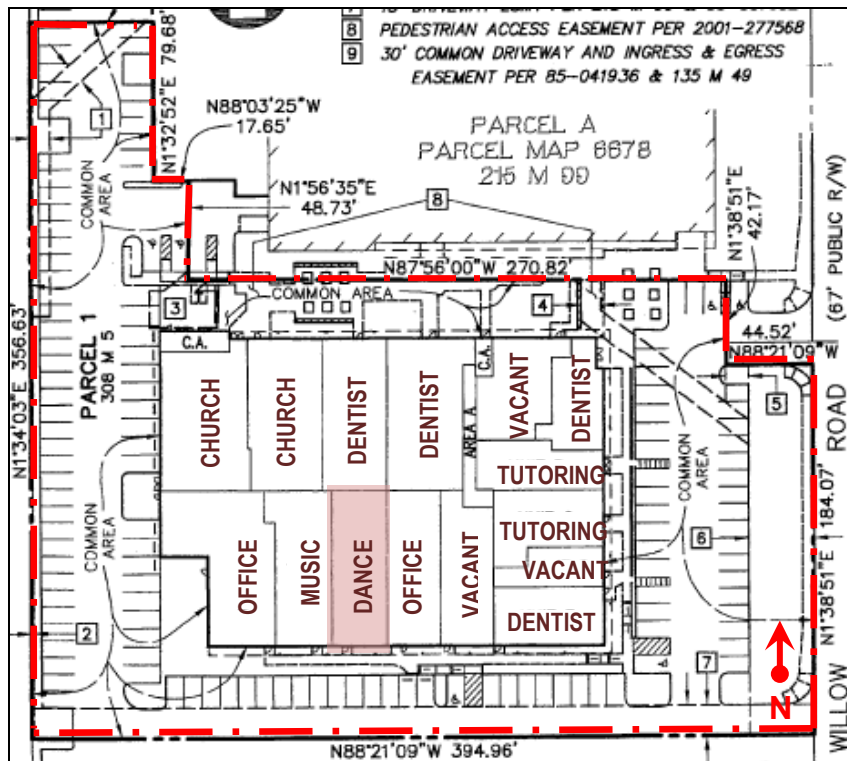


FIGURE 2: SITE PLAN OF SUBJECT PROPERTY

PROJECT DESCRIPTION

The proposed conditional use permit is to operate a dance studio in Suite K of the subject building. Dance classes for Indian classical dance will be provided at the studio and will consist of either small group or individual lessons. As stated in the attached narrative (Exhibit B), students of the dance academy usually begin learning dance when they are five (5) years old and progress until they are finished with high school. The applicant’s floor plan (Figure 3) indicates that the majority of the floor plan will be dance area. The break-out area in the back of the suite will be for students to rest during breaks or in-between dance routines. Restroom facilities exist within the tenant space.

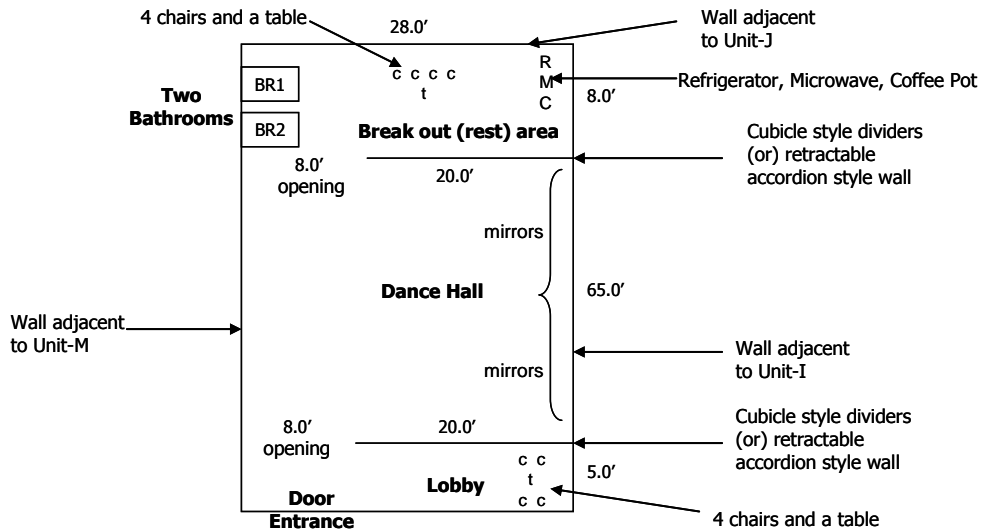


FIGURE 3: FLOOR PLAN

Days and Hours of Operation

The dance lessons will be conducted primarily after school hours on weekdays, between 4:00 p.m. and 8:00 p.m. Monday – Friday. Additional lessons will be held on Sundays between 12:30 p.m. and 5:30 p.m. Each dance lesson is 1-hour long, resulting in a maximum of four (4) sessions per day. Individual dance lessons will be provided on an “as-needed” basis on weekdays and will occur between 9:00 a.m. to 4:00 p.m. Summer workshops are also proposed and will be held between the hours of 10:00 a.m. and 6:30 p.m. Each summer workshop is 90-minutes long and no more than three (3) summer workshops will be held per day.

Rehearsals for performances will also be conducted at the subject property and will be scheduled at or after 7:00 p.m. on weekdays or during the weekends. If a rehearsal is scheduled on an evening where other uses in the building also have planned activities, the applicant will stagger the timing for the rehearsal so that it does not commence or end at the same time as the other events. For example, on Tuesday or Friday evenings, the church has bible study/fellowship meetings on the site that begin at 7:30 p.m. Therefore, if a rehearsal at the dance studio is scheduled on one of these days, it will be scheduled to begin at 8:00 or 8:30 p.m. to allow for the church attendees to arrive, find parking, and enter the facility.

Rehearsals are between two (2) and three (3) hours long and thus if started at 7:00 p.m., would end by 10:00 p.m. and if started at 8:30 p.m., would end by 11:30 p.m. at the latest.

Number of Instructors and Students

The dance studio will have between six (6) and twelve (12) students at the subject location at any one time. Ms. Indumathy Ganesh is the main instructor for the dance studio. At certain times, an additional two (2) experienced students may assist in the instruction of younger students. Therefore, a maximum total of three (3) instructors and twelve (12) students may be at the facility at one time. The applicant estimates that occasionally, two (2) parents may stay to watch his/her child and additional three (3) to four (4) children may be waiting to be picked up by their parents. In this scenario, the maximum number of people expected at the facility is a total of twenty-one (21). However, the applicant has indicated that parents are typically not allowed to stay and watch their children since the dance students tend to be more attentive to teaching instruction when the parents are not present.

Summer Workshops

The dance studio is closed during the summer, with the exception of two weeks after school ends in early summer and two weeks before school resumes in early fall. Although the dance academy is typically closed during the summer months, the applicant would like the flexibility to hold workshops during other weeks in the summer as well. During summer workshops, students will have the opportunity to attend either a group workshop with six (6) to twelve (12) students or an individual workshop for a 90-minute session. A maximum of three (3) workshops would be held per day, but the same student is not allowed to participate in more than one (1) workshop per day.

Additionally, the subject tenant space may be used for rehearsals in order to prepare for an upcoming performance during summer months.

Building Occupancy

The maximum number of people allowed in the suite is forty-nine (49) due to exiting regulations related to Building and Fire Codes. This is more than adequate for the number of people expected to be at the dance studio at any one time. If additional capacity were to be proposed, improvements to the tenant space such as additional exits would be required. At this time, the applicant is not requesting additional occupancy. A condition of approval requires that the total number of people in the suite be limited to forty-nine (49) and a sign be posted inside the suite indicating this maximum occupancy.

Parking

The site has 132 on-site parking spaces. A recorded parking agreement between the subject site and the site to north (4440 Willow Road) allows for reciprocal parking across property lines. Therefore, tenants of the subject property also have access to an additional 58-parking spaces. Since the occupant of the building at 4440 Willow Road typically operates during normal business hours on Monday-Friday, the majority of the 58 parking spaces on this site are available for use after 6:00 p.m. Therefore, a total of 190 parking spaces are available for use by tenants in both buildings.

Based on previous operation in other locations, the applicant states that a “gap” in-between classes is usually not practical since the dance instruction goes until the end of class, particularly if a student is in the middle of a dance routine at the “ending” time. In order to alleviate parking demand during these times, the applicant will instruct parents to drop-off and pick-up students ten (10) minutes before and ten (10) minutes after scheduled class times. For example, for classes scheduled from 4:00 p.m. to 5:00 p.m. parents would drop off children at 3:50 p.m. and pick them up at 5:10 p.m. These drop-off and pick-up times are twenty (20) minutes apart from the next group of parents that have children enrolled in the 5:00 p.m. to 6:00 p.m. class session, who would drop off and pick-up at 4:50 p.m. and 6:10 p.m., respectively. A condition of approval requires that children that are waiting to be picked up remain inside the subject suite until their parent or supervising adult arrive.

Noise during Dance Lessons and Rehearsals

During dance classes, the instructor will provide verbal cues for dance beats or use a CD player so that students may follow dance beats with recorded music. The applicant is willing to install sound-proofing material such as QuietRock 525 on the northern and eastern walls in order to mitigate for potential noise pollution to adjacent suites. The western wall is shared with Suite M, where the music studio is located. The music studio has installed QuietRock 525 on its side of the wall. Therefore, the applicant feels it would be unnecessary to install QuietRock 525 on the western wall. A condition of approval requires the QuietRock 525 be installed on the northern and eastern walls, but also stipulates that the applicant install QuietRock 525 on the western side of the wall (or employ an approved alternative mitigation measure) if noise between the subject suite and the music studio becomes a concern.

During rehearsals, the sound from vocalists and musicians will be amplified using speakers. In order to further mitigate potential noise pollution to other units, the applicant proposes to install a layer of insulation in the ceiling. A condition of approval requires that the applicant provide details for the ceiling insulation prior to issuance of building permit. Additionally, the rehearsals will be scheduled at or after 7:00 p.m. on weekdays or over the weekends, during which time many of the office and medical uses are closed. The music studio in the adjacent suite will be providing lessons during this time and the tutoring facility on the other side of the building will be in operation during this time. The church has bible study or other group meetings a few times a week during weekdays. Both the church and the tutoring facility are located several suites from the subject dance studio and thus the noise during dance lessons and rehearsals is not expected to be an issue for these tenants. The music studio has installed QuietRock 525 on its side of the shared wall. If noise becomes an issue, particularly between the music and dance studios, a condition of approval for the subject dance studio requires installation of QuietRock 525 or other sound attenuating measures to further mitigate noise pollution.

ANALYSIS

Conditional uses are those uses which, by their nature require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. The following sections seek to provide analysis of the proposed use with respect to potential impacts to land use, parking, and noise.

Land Use

The subject site has a General Plan designation of Business Park (Industrial, Commercial, and Office) and Mixed Use. The property is zoned Planned Unit Development – Industrial/Commercial–Office (PUD-I/C-O) District and is designated as Research and Development/Light Manufacturing Planning District (IPD) in the Hacienda Business Park. Private recreational facilities, such as dance studios are subject to Conditional Use Permit approval at the subject site.

One of the primary objectives in reviewing a Conditional Use Permit application is to ensure that impacts to adjacent land uses are minimal. The proposed dance studio will be located in a building that currently has office and medical uses. The building tenants also include a religious facility, a music studio, and a tutoring facility. The adjacent land uses consist of commercial and public institutional uses and a substantial buffer exists between the subject site and residential land uses. The nearest residential uses are located across Hopyard Road to the west in the Val Vista neighborhood and across West Las Positas to the south in the Parkside neighborhood.

The proposed hours of operation of the dance studio on weekdays are between 4:00 p.m. and 8:00 p.m. and on Sundays will be from 12:30 p.m. to 5:30 p.m. Individual lessons will take place on an as-needed basis and will be conducted “one-on-one.” Individual lessons will occur between 9:00 a.m. and 4:00 p.m. The applicant has indicated that up to two individual sessions could take place at one time, resulting in two (2) instructors and two (2) students at the facility at one time, which should not result in parking conflicts with surrounding uses in operation at the same time. Summer workshops will take place between 10:00 a.m. and 6:30 p.m. and will consist of 90-minute sessions. A student will participate in only one workshop session per day. Summer workshops will be held two (2) weeks before and after the academic school year is complete. These additional workshops will be during normal business hours and consist of similar class sizes as proposed during the academic school year. The applicant would like to have some flexibility for the operation of the dance studio, and has thus indicated that additional workshops may be occasionally held during the summer months.

Rehearsals will also take place at the subject location. Rehearsals are not expected to conflict with the operation of the other businesses on the site since they are scheduled after the majority of other businesses on the site are closed, at or after 7:00 p.m. The applicant would stagger times for rehearsals such that if another use in the building has a planned meeting or event, the dance studio rehearsal will begin at least half an hour after the other business has started its meeting or event. Therefore, if a rehearsal is scheduled on a Tuesday or Friday when the church has a fellowship or bible study meeting that begins at 7:30 p.m., a rehearsal will not begin until 8:00 p.m. or 8:30 p.m. Rehearsals may be as long as three (3) hours, and therefore a rehearsal that begins at 8:30 p.m. may not end until 11:30 p.m. The site is surrounded by commercial uses on the north and south, a middle school to the east, and Chabot Canal to the west. The closest residential uses are in the Val Vista neighborhood to the west and the Parkside neighborhood to the south, each of which are separated by approximately 1,200-linear-feet from the subject site. In addition, other commercial properties provide buffer between the subject site and these residential areas. A condition of approval requires the doors to remain closed while the dance sessions are in operation except when

being used for ingress and egress. Also, rehearsals are not regularly scheduled events that occur every week and may also be scheduled at an earlier time if not required to be on Tuesday or Friday evenings. Therefore, given that the later starting time for the rehearsals is to alleviate parking demand on the site by staggering start and end times, and the substantial distance to residential uses, staff does not find that the rehearsal hours of operation will be of concern to residents.

The existing building tenants vary between dental offices, a tutoring center, professional offices, a church, and music studio. The dental and professional offices will operate during normal business hours. The tutorial facility in Suite C operates Monday – Friday between 3:30 p.m. and 8:00 p.m. with a maximum of 12 students and 3 teachers. The Planning Commission also approved an expansion of the tutoring facility to include additional tutoring space and a homework club which will operate 4:00 p.m. to 5:45 p.m. and will have a maximum of 32 people at the subject location (28 students and 4 teachers). The church in suites L and N will have most of its members attend on Sundays (before the proposed timings for the dance studio), but will have a fellowship meeting on Friday evenings from 7:30 p.m. to 9:30 p.m., when approximately 45 members of the church will meet. The church will also have a prayer meeting from 7:30 p.m. to 9:30 p.m. on Tuesdays with approximately 15 people and a bible study group with approximately 20 people on Thursdays from 10:00 a.m. to noon.

The maximum of people on the site are expected on Tuesdays and Fridays since the tutoring facility, music studio, and church all have scheduled meeting times. Thus, individual and group lessons on both Tuesdays and Fridays for the dance studio will be kept to a minimum in order to reduce the likelihood of a conflict for parking, noise, or otherwise. For example, on Tuesday and Friday evenings beginning at 7:30 p.m., the site will have coinciding times between the church, music studio, and proposed dance academy. During these times, the applicant will schedule group sessions only between 4:00 p.m. and 6:30 p.m. and one individual lesson at 7:00 p.m. in order to minimize parking conflicts. Additionally, since the applicant provides lessons at other Bay Area locations such as Campbell and Fremont, there may be certain days of week where the dance studio at the subject location is not utilized. Thus, staff expects the dance studio to be compatible with other existing and proposed uses on the property.

Parking and Circulation

A total of 132 parking stalls are located on the subject property. The property to the north has 58 parking spaces, yielding a total of 190 spaces that may be utilized by students and parents of the proposed dance studio. Since the size of the building is 33,440 square feet, the building was constructed at a parking ratio of 1 space per 253 square feet. The subject suite for the dance school, Suite K, is approximately 2,207 square feet and thus approximately nine (9) parking spaces are theoretically allocated to the suite.

The Municipal Code parking standards for dance schools require one space for each employee plus one space for each two students 16 years or older (driving age). Using the maximum number of instructors (three) and students 16 years or older (twelve) during classes, the use could generate a parking demand of fifteen (15) parking spaces based on these code requirements.

However, based on the applicant's experience at other locations where lessons are taught, the majority of the students are less than 16 years old and only a fraction of the students over the age of 16 drive to and from the classes. The applicant has indicated that no students over the age of sixteen (16) are enrolled at the current Fitness 2000 location in Dublin. The applicant has also indicated that based on past experience at other dance instruction locations in Fremont and Campbell, typically no more than three (3) students that are in the same group session drive to class sessions. Assuming these parameters, the Municipal Code parking demand would be six (6) spaces (with three students 16 years or older and three instructors). In this situation, the nine (9) spaces theoretically allocated to the tenant space would adequately serve the demand. The applicant has also indicated that the classes for older students (such as 16 years and older) are typically scheduled during the later class times when many of the other businesses in the building are closed, and thus the potential for parking conflicts is reduced.

Summer workshops, when scheduled, are expected to result in a similar parking demand to the regular classes since the number of students and instructors remains within the same range.

The applicant expects the maximum number of people at the site to be twenty-one (21) if there are three (3) instructors, two (2) parents waiting, four (4) children waiting to be picked up, and twelve (12) students. Assuming each person drove separately, the parking demand in this situation is twenty-one (21) parking spaces. However, each student is not expected to drive separately since they will not be of driving age. Additionally, parents are expected to "share" drop-off and pick-up responsibilities where one parent may drop-off two or more children and another parent will pick-up them up. Therefore, in practicality, the parking demand would be significantly less than twenty-one (21) spaces.

During rehearsals, a total of nineteen (19) parking spaces would be required assuming all parties drove separately (five musicians, two coordinators, and twelve students). However, rehearsals are scheduled after 7:00 p.m. or over weekends when other businesses are closed and some of the students are expected to carpool. Thus the number of on-site parking spaces is expected to be adequate to serve the demand.

Staff notes that the Municipal Code parking requirement does not directly address parking demand during drop-off/pick-up times, which would be the most impacted time from a parking standpoint since the majority of students would be driven by parents or guardians. The applicant indicates that based on past experience, having breaks in-between class sessions typically does not work since the lessons continue until the next class starts. However, to alleviate concerns regarding parking during drop-off and pick-up times, the applicant will ask parents to drop off their children 10-minutes before the session and pick them up 10-minutes after the class session is over. Therefore, a gap of 20-minutes will alleviate traffic congestion and parking concerns during drop-off and pick-up times. Additionally, the maximum occupancy at the dance studio starts at 4:00 p.m., which is close to when other businesses in the building are closing for the day.

Staff visited the site on two afternoons (Friday, May 13 and Thursday, May 19). The site visit on May 13 was between 2:45 and 3:15 p.m., before and right after the middle school across

the street was dismissed. During this visit, the total number of cars on the subject property varied between sixteen (16) and nineteen (19) cars. On May 19 between 3:45 and 4:15 p.m., shortly after the end of the school day, the total number of cars on the site varied between twenty-three (23) thirty (30). These in-person observations indicate that the parking demand is currently met by the on-site parking spaces and that the site should be able to serve anticipated parking demand from the proposed dance studio. The site is located in close proximity to the middle school and therefore some students may walk or bike to the site after school is dismissed. Further, the additional parking spaces on the property to the north at 4440 Willow Road will also supplement any additional vehicular parking demand.

Access to the site is provided by three driveways off of Willow Road. These driveways would evenly disperse traffic to and from the site and its parking areas. Therefore, circulation is not expected to be an issue. If parking or circulation problems occur in the future, staff has included a condition of approval that allows the Director of Community Development to refer the Conditional Use Permit back to the Planning Commission for possible mitigation measures.

Noise

A proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to “promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and objectionable intrusions.” The PMC establishes noise limits for industrial zoned properties. For industrial zoned properties, PMC Section 9.04.050 states that,

No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same on industrial property, a noise level in excess of 75 dBA at any point outside of the property plane, unless otherwise provided in this chapter.

The suite is bound by the music school to the west in suite M, an office to the east in Suite I, the parking to the south, and a dental office to the north in Suite J. The applicant is willing to put QuietRock 525 along the side wall adjoining Suite I and the rear wall adjoining Suite J. QuietRock 525 currently exists on the wall adjacent to the music studio in Suite M, but is located on the side of the wall facing the music studio, not the proposed dance studio. The applicant feels that putting QuietRock 525 on the side of the mutual wall facing the subject dance studio is unnecessary since it currently exists on other side of the wall in the music studio. To mitigate noise from traveling up through the ceiling, the applicant proposes to install a layer of insulation to help absorb additional sound.

The applicant has indicated that noise has not been an issue in other locations where classes and rehearsals have taken place, even in multi-tenant buildings that have shared walls. During lessons, the instructor provides vocal dance beats and during more advanced classes, recorded music will be utilized. During rehearsals, live musicians including a vocalist, violinist, flute player, cymbals (*nattuvangam*) player, and drum (*mridhangam*) player will be at the subject suite. In order to practice a performance, speakers will be utilized. However, the rehearsals are scheduled after 7:00 p.m., during a time when the most of the businesses in the building are closed for the day. The music studio adjacent to the subject suite will have lessons for woodwinds during this time, but staff expects that the proposed sound mitigation measures will help to minimize the noise pollution between the two uses. If additional noise

mitigation is required, a condition of approval requires that the applicant install QuietRock 525 or other approved mechanism in order to further mitigate for noise.

Overall, staff finds these physical modifications and operational measures to be adequate to address potential noise pollution from the dance studio. Also, since other commercial and public institutional uses provide substantial buffer between the site and residential uses, staff believes that the proposed dance studio will not be concern to residents. If concerns regarding noise arise in the future, a condition of approval allows the Director of Community Development to refer the Conditional Use Permit back to the Planning Commission for possible mitigation measures.

GENERAL PLAN CONSISTENCY

The Land Use Element of the General Plan states several goals, policies, and programs that support the proposed project.

- Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

- Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

- Program 8.2: Use the City’s development review procedures to minimize intrusions into existing neighborhoods.

- Program 15.2: Promote the location of business services in Pleasanton to support industrial, commercial, and office complexes.

The proposed dance studio will further these goals and programs in that it will provide an amenity to the community in that it will provide a location for dance lessons. The tenant space is currently vacant and the dance studio will be occupying a suite within an existing building that is not currently utilized. Additionally, mitigation measures and conditions of approval are required for the use in order to prevent noise pollution, issues regarding parking and circulation, and other harmful intrusions. The use is compatible with other uses within the building and uses surrounding the property.

PUBLIC NOTICE

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*. At the time this report was prepared, staff has not received any comments or concerns.

The Hacienda Owners Association has reviewed the proposal and provided a letter indicating approval of the dance academy. This correspondence is attached to this staff report as Exhibit C.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site is zoned PUD-I/C-O District and is designated as Research and Development/Light Manufacturing Planning District (IPD) in the Hacienda Business Park which generally has the characteristics of the City's I-P (Industrial-Park) District. One purpose of the I-P District is to provide locations for uses that can operate in close proximity to commercial and residential uses with minimum mutual adverse impact.

Staff believes the proposed use as conditioned would be consistent with the objectives of the zoning ordinance and the Industrial-Park District purpose in that it would provide a beneficial service to the community by allowing people to learn about Indian classical dance. Residential uses will not be impacted by parking, noise, or other potential impacts that may occur from the proposed use. Additionally, the sound-attenuating measures and operational hours for dance sessions and rehearsals with music proposed by the applicant will assist in minimizing potential noise impact to surrounding tenants. The majority of the students will have dance classes during the late afternoon hours and evening times, when surrounding businesses are not in operation and thus conflicts regarding parking or circulation are not expected to occur. Staff believes that this finding may be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed dance studio will be operated in a manner such that the public health, safety, and welfare will not be compromised. Staff does not expect significant concerns to arise from the proposed use since the dance studio's hours of operation, proposed sound-attenuating measures, and teacher-to-student ratio will ensure that it operates in harmony with the surrounding uses. Further, the conditions of

approval require the applicant to mitigate potential nuisances that may arise with the proposed use or possible future use. Staff believes that this finding may be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

The PUD zoning of the subject site permits the establishment of private schools subject to conditional use permit approval. The proposed use, as conditioned, would comply with applicable provisions of the governing PUD and zoning ordinance. Granting a conditional use permit to the applicant would be consistent with the City's ability to regulate zoning as listed in the Municipal Code. The proposed dance studio, as conditioned, may be integrated as a use within the existing building without a detrimental impact to the surrounding properties or to the City in general. Therefore, staff believes that this finding may be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

The conditional use permit will allow the Nrithyollasa Dance Academy to locate in Suite K of the building located at 4430 Willow Road. Conditions of approval have been recommended which will ensure that the safety and general welfare of the surrounding area is maintained. The proposed use, as conditioned, will be compatible with the surrounding uses and properties and will not result in an impact to neighboring tenants and nearby businesses.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PCUP-297 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve Case PCUP-297 subject to the conditions listed in "Exhibit A."

Staff Planner: Shweta Bonn / (925) 931-5611 / sbonn@ci.pleasanton.ca.us