



## Description of Use for 1024 Serpentine Lane, Suite 118, Pleasanton, CA

**Business Owners:** Tatiana Kubatina & Alex Lazarev

**Use:** Business location to provide instruction on the piano

**Business Model:** One on one student instruction with students ages 5-14 years old  
One hour instruction time

**Timing of Instruction:** Thursday & Friday: 5:00PM – 9:00PM  
Saturday & Sunday: 10:00AM – 5:00PM

**Number of Students:** 10 students to start (15 – 20 by end of 2015)

**Number of Instructors:** 2 (Tatiana & Alex)

**Parking:** Since the students are primarily under 16 years of age, they will be dropped off by parents who will leave and pick them up an hour later. The parking requirement should not exceed 4-5 at any one time Refer to the attached recent parking study for 1024 Serpentine Lane.

RECEIVED

MAY 06 2015

CITY OF PLEASANTON  
PLANNING DIVISION

P15-0231

EXHIBIT B

- a. How many students and staff (instructors and administrative) will be on-site at any one time?

There will be on site at any one time 2 students and 2 instructors.

- b. Are all lessons one-on-one or are group lessons available?

All lessons will be one-on-one.

- c. How many lessons will be on-going at any one time?

Two lessons will be on-going at any one time.

- d. How are the lesson times staggered and are there breaks between each lesson time? How long is that break?

If I have three students scheduled afternoon and they are taking one hour lesson, for example. I would schedule them 3:00 pm – first student, 4:05 pm – second student 5:10 – third student. I would keep 5 minutes break between each lesson so as to bring student back to parents and greet an incoming child.

- e. Why is the “bullpen area” so large? Would it accommodate additional activities beyond the piano instruction? Is the one piano shared by both instructors or are there two pianos?

That is the way the unit was constructed when we purchased it. We are planning to buy another piano next year. In the beginning we will share one piano for both instructors.

- f. Given the students are all minors, explain the drop-off/pick-up and sign-in/sign-out procedures in more detail.

Parents would bring the child in to the waiting area. I would meet the child and start the lesson, when the lesson is over we come out of the room, and parents will take the child. Some parents can drop the child and leave them while we have the lesson, and come back when the lesson is over. Some parents can wait in the waiting area, or be with the student in the lesson room. It is optional.

- g. Given the students are all minors, indicate if they will be escorted to/from the common restroom facilities and by whom.

Before and after lessons students will be escorted to/from restroom by parents, during lesson time by teacher.

2. Floor Plan. Provide more detail on the planned layout/setup of the bullpen and reception areas (i.e. will there be furniture such as tables and chairs, etc. located in these areas?).

Each room will be one piano, book shelf, table and four chairs. In the waiting area will be one table and a couch.

**From:** Bryan Bowers  
**Date:** Tuesday, April 7, 2015 at 12:01 PM  
**To:** Tatiana Kubatina  
**Cc:** Bryan Bowers  
**Subject:** Re: Pleasanton Academy of Music - 1024 Serpentine Lane

Hi Tatiana -

This email is to inform you that your request for a Conditional Use Permit within Valley Business Park has been conditionally approved.

The Board voted to approve the Pleasanton Academy of Music so long as the owners association for 1024 Serpentine Lane approve the sound-proofing between the units as mentioned by Sandi Thompson. Please note that you may be required to get additional approvals from the City of Pleasanton and/or the commercial condo owners association.

Thanks,

**Bryan B. Bowers**  
Partner / General Manager

**Hodnefield Properties, LLC**

CA DRE License #1783008

**Lee Admin**

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**Subject:**

FW: Pleasanton Academy of Music - 1024 Serpentine Lane

----- Forwarded message -----

**From: Tatiana Kubatina**

**Date:** Fri, Mar 20, 2015 at 1:24 AM

**Subject:** Re: Pleasanton Academy of Music - 1024 Serpentine Lane

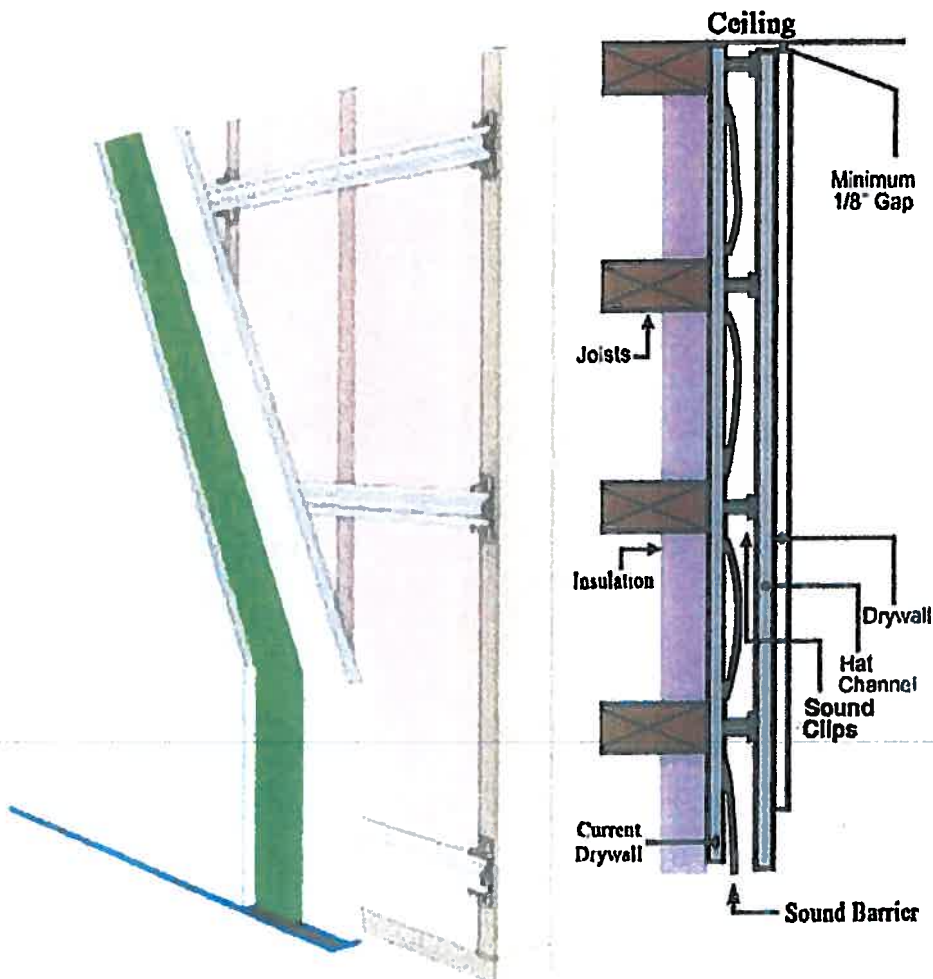
**To:** Bryan Bowers

Dear Bryan,

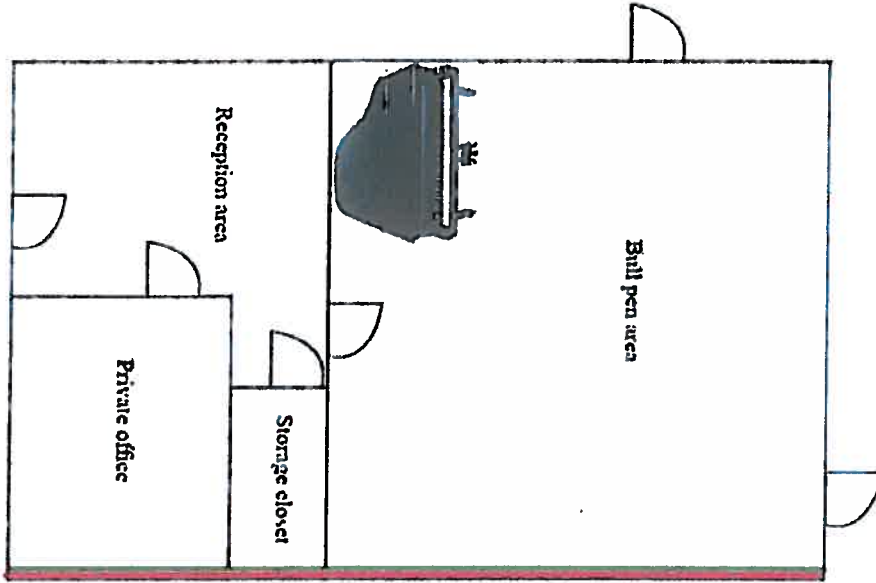
Here is my soundproof plan:

We will make a second wall with:  
we will use materials as shown on the picture

1. we will install insulation (Quiet Insul Soundproofing & Sound Insulation) between the joists
2. install sound barrier
3. install sound clips
4. install hat channel and drywall



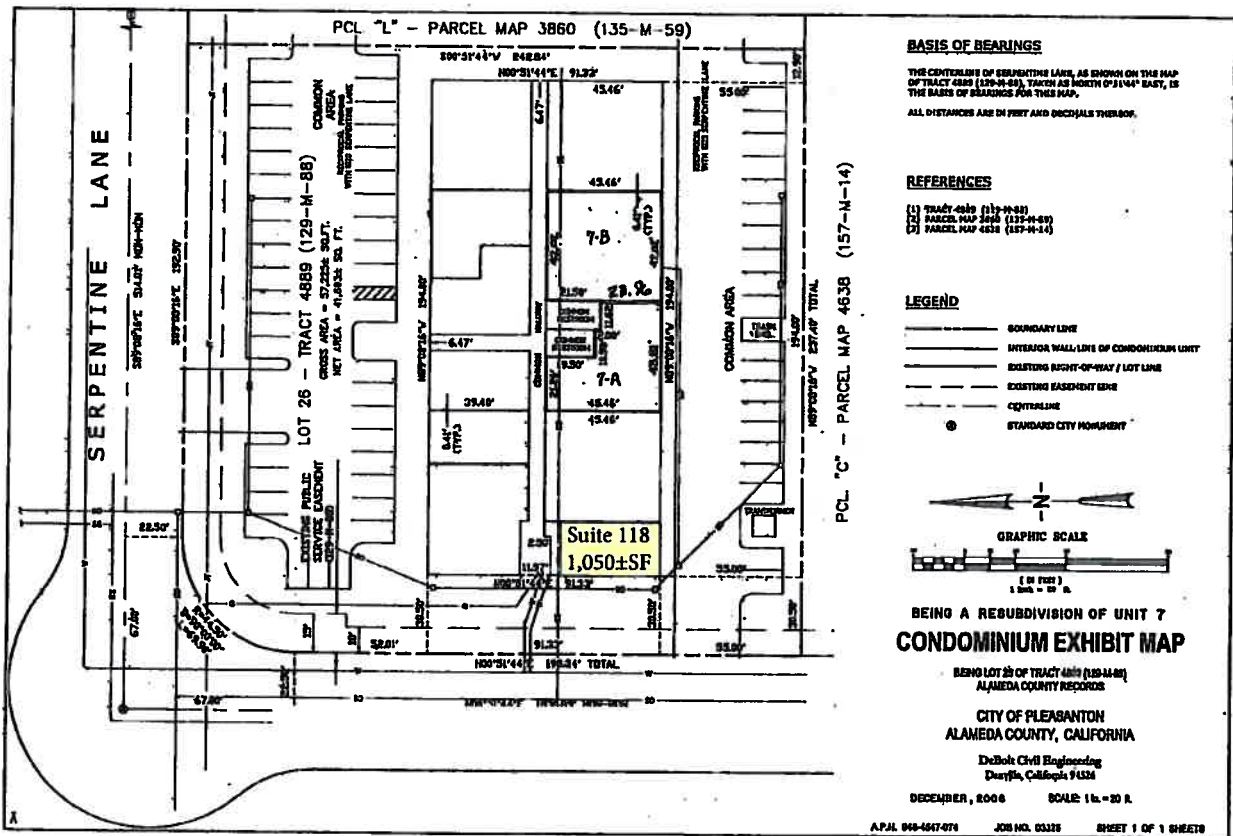
Serpentine Ln



Soundproof wall

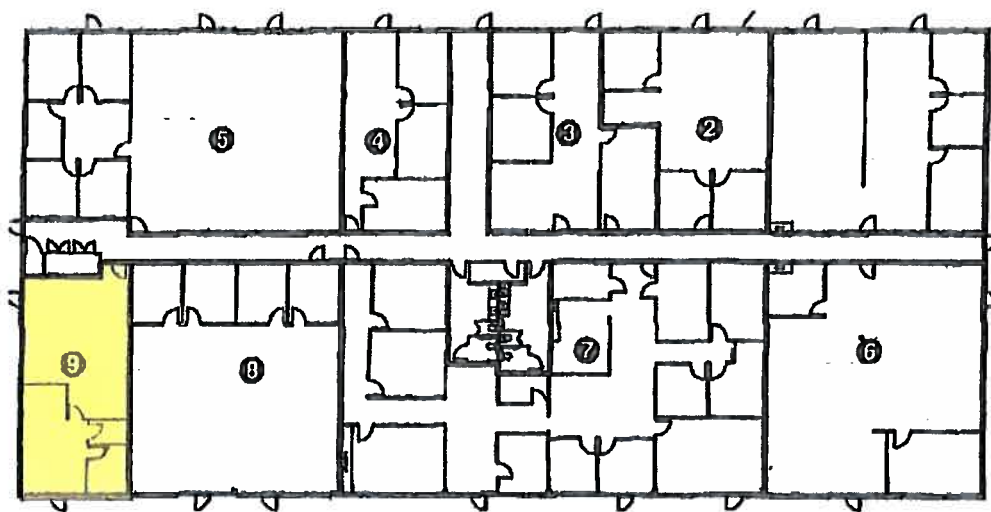


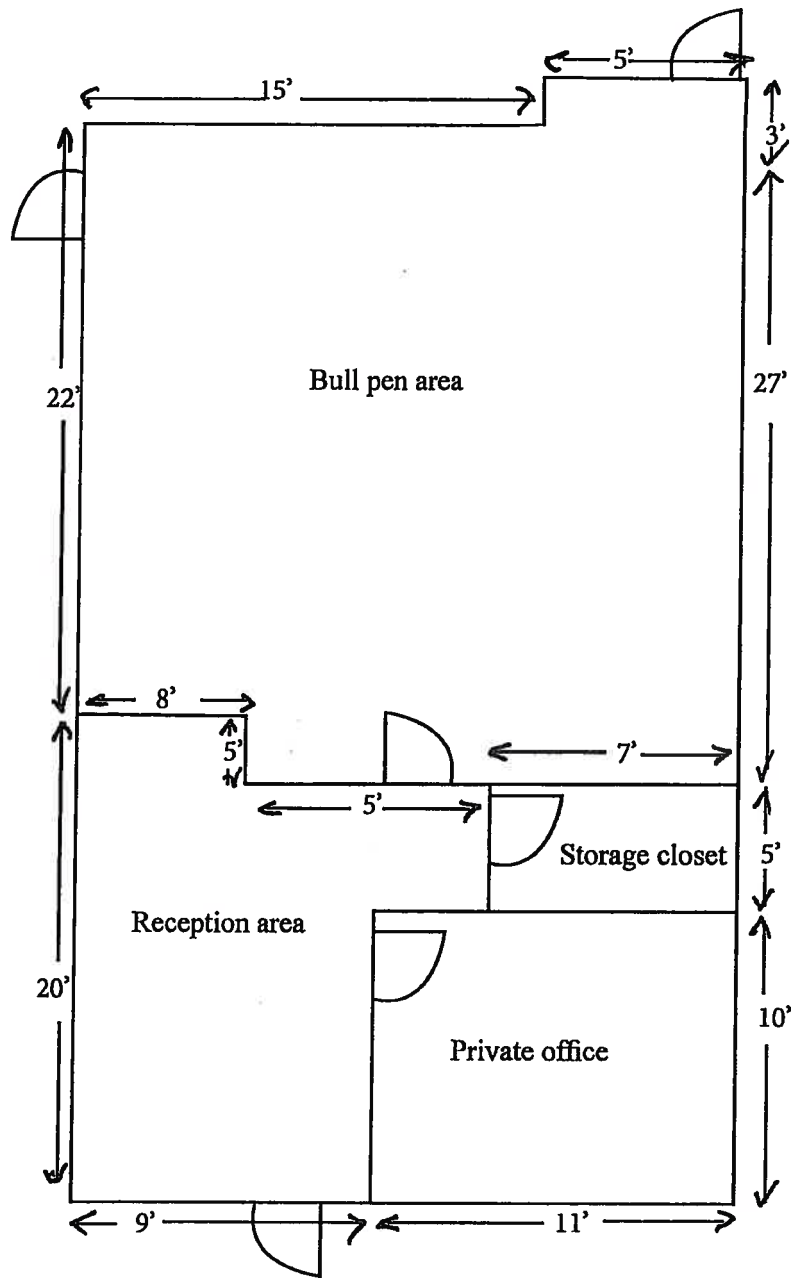
# 1024 Serpentine Lane, Suite 118, Pleasanton, CA



# 1024 Serpentine Lane, Suite 118, Pleasanton, CA

Unit 118  
1,050±SF







**Bob Kumnick**

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**From:** Jenny Soo <JSoo@cityofpleasantonca.gov>  
**Sent:** Thursday, January 22, 2015 2:15 PM  
**To:** Bob Kumnick  
**Subject:** RE: 1024 Serpentine Lane, Suite 104, Pleasanton  
**Attachments:** Pamela Ott - Parking Survey - 1-14-15.pdf

Hi Bob,

Adam Weinstein, Planning Manager, reviewed the letter you sent to Pamela Ott, Economic Development Director, dated January 14, 2015 (attached). The letter included a parking survey of the property located at 1024 Serpentine Lane. Based on the parking survey, staff determined that the existing parking available at 1024 Serpentine Lane is able to support the parking demand from a dental practice which would occupy tenant space no. 104 and employee 2 – 3 employees. Please have the letter attached to the zoning application when submitted to the City for approval.

Let me know if you have other questions.

Regards,

Jenny

Jenny Soo  
Associate Planner  
City of Pleasanton  
Community Development Department  
Planning Division  
P.O. Box 520 / 200 Old Bernal Avenue  
Pleasanton, CA 94566-0802  
[jsoo@cityofpleasantonca.gov](mailto:jsoo@cityofpleasantonca.gov)  
(p) 925-931-5615  
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COMMERCIAL REAL ESTATE SERVICES

January 14, 2015

Pamela Ott
City of Pleasanton Planning Division
4725 First Street, Suite 200
Pleasanton, CA 94566

RE: 1024 Serpentine Lane Parking Survey

Dear Pamela,

Per your instructions, I undertook the task of checking the parking vacancy from 9:00 AM to 6:00 PM on the hour, on Tuesday, January 6, 2015 and Thursday, January 8, 2015.

The result was an average over the two days of 24 vacant parking spaces in the front and 14 parking spaces in the rear of the building.

1024 Serpentine Lane (Vacant Parking Spaces)

Tuesday, January 6, 2015

Table with 11 columns (Time: 9-6) and 4 rows (FRONT, REAR, TOTAL) showing parking counts for Tuesday, January 6, 2015.

Summary table for Tuesday, January 6, 2015, showing Average Vacant and Total Parking for FRONT, REAR, and TOTAL.

Thursday, January 8, 2015

Table with 11 columns (Time: 9-6) and 4 rows (FRONT, REAR, TOTAL) showing parking counts for Thursday, January 8, 2015.

Summary table for Thursday, January 8, 2015, showing Average Vacant and Total Parking for FRONT, REAR, and TOTAL.

This survey leaves no doubt that there is room for a new dentist or other medical use with 4 - 6 employees/patients. Keep in mind that the current tenant in subject Suite 104 already has 2 - 3 employees which are already counted in the numbers above.

Pamela Ott  
January 14, 2015  
Page 2 of 2

Please review the survey and I would expect that given the excess parking available, especially in front, that the City of Pleasanton will agree to issue a zoning certificate for a medical use in Suite 104. Thank you for your attention in this matter.

Sincerely,  
**LEE & ASSOCIATES-EAST BAY, INC.**  
A Member of the Lee & Associates Group of Companies



Bob Kumnick  
Principal