

**NRITHYOLLASA DANCE ACADEMY**

Artistic Director: *Indumathy Ganesh*

510-623-8230

[www.nldance.com](http://www.nldance.com)

40176 Lucinda Court, Fremont, CA 94539

**Conditional Use Permit / General Description**

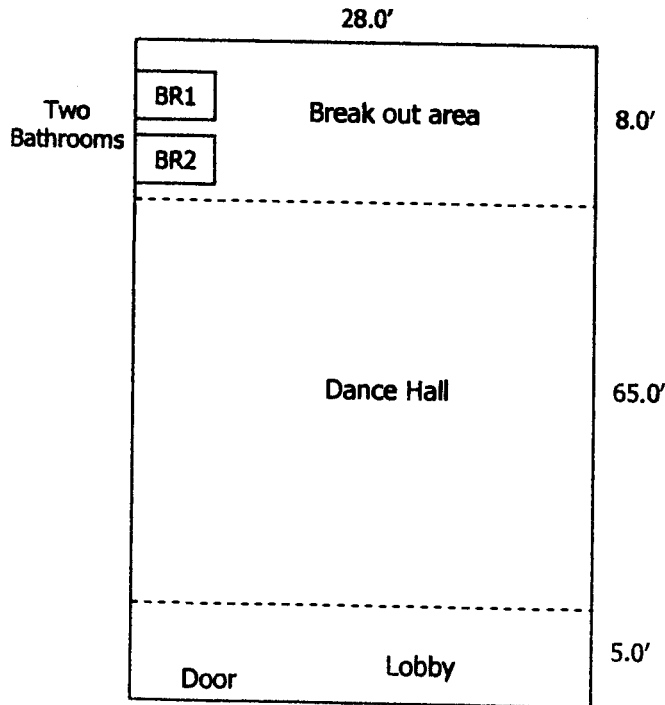
Indumathy Ganesh founded Nrithyollasa Dance Academy in 1989 to provide rigorous and intense training in Indian Classical dance to children in the Bay Area.

After conducting classes in Fremont and Saratoga for twenty years, the academy expanded to the Dublin-Pleasanton region in 2009 since several students were commuting from this area to Fremont for classes.

Classes were initially held in a student's home for a small group but more students wanted to enroll and the academy started renting studios to conduct classes. Currently classes are held at the aerobics room of Fitness 2000 at 7373 Village Parkway in Dublin on Sunday afternoons starting at 12:30 pm. 90% of the current students at this location are from Pleasanton, Dublin, and San Ramon. We foresee some students from Fremont, Union City, and Hayward to move to the Willow location.

Children usually commence learning this dance when they are five years old and learn this art in a group setting and continue with group classes till they finish high school. Classes are held for groups of six to twelve children. Parents are requested to drop off the children for classes and pick them up after class. Usually, parents driving in from other locations use the class time to shop at the mall or shop for groceries. At the Willow Road location, we plan to hold classes on weekends and evenings after school. The proposed group schedule is included below.

We plan to use the unit (4430 Willow Road, Unit K) as one large dance studio with a break out room in the back and a small lobby area in front. Instead of constructing walls, we plan to use a hotel style divider to divide this as two dance rooms if and when required.



4430 Willow, #K

PCUP-297  
RECEIVED  
APR 22 2011  
CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

The Willow Road Complex includes a church and music school. The church plans to meet on Tuesday evenings, Friday evenings and Sunday mornings. The music school meets during weekday evenings and Saturday mornings. We will schedule our group sessions so drop off and pick up can occur without interfering with the other activities. Also, parents car pool to drop off their children. For example, a group of eight could have three cars driving in.

Proposed Regular Group Class Schedule:

*Monday, Wednesday, Thursday:*

*4 pm – 8 pm (one hour for each group)*

<u>Time Slot</u>	<u>Group Size</u>	<u>Average Age</u>
<i>4pm – 5pm</i>	<i>6 – 12</i>	<i>5 – 8</i>
<i>5pm – 6pm</i>	<i>6 – 12</i>	<i>5 – 8</i>
<i>6pm – 7pm</i>	<i>6 – 12</i>	<i>8 – 12</i>
<i>7pm – 8pm</i>	<i>6 – 12</i>	<i>10 – 16+</i>

*Tuesday, Friday:*

*minimum based on church and music school timings*

*Saturday:*

*based on music school timings*

*Sunday:*

*12:30 pm – 5:30 pm (one hour for each group)*

<u>Time Slot</u>	<u>Group Size</u>	<u>Average Age</u>
<i>12:30pm – 1:30pm</i>	<i>6 – 12</i>	<i>8 – 12</i>
<i>1:30pm – 2:30pm</i>	<i>6 – 12</i>	<i>5 – 8</i>
<i>2:30pm – 3:30pm</i>	<i>6 – 12</i>	<i>10 – 16+</i>
<i>3:30pm – 4:30pm</i>	<i>6 – 12</i>	<i>5 – 8</i>
<i>4:30pm – 5:30pm</i>	<i>6 – 12</i>	<i>10 – 16+</i>

We request parents to drop off the children 10 minutes before class time and to pick up 10 minutes after class ends. This avoids two groups of parents arriving at the same time to pick up or drop off. In the past, we tried to provide a gap between classes but typically classes continue till the next group arrives and using a gap between classes has not worked for us.

Summer Class Schedule:

*Summer Workshops*

*Weekdays 9:30 – 3:30 / after 6:00 pm (as needed)*

Regular classes are not in session during summer and December holidays. Workshops are conducted on an as needed basis. We will plan to start and end these activities so as not to interfere with traffic during morning and evening business hours.

Individual Class Schedule:

*Individual classes*

*Weekdays (as needed)*

Individual classes will be held during weekdays on an as needed basis.

Rehearsal Schedule:

*Rehearsals*

*Weekdays after 7pm and weekends (as needed)*

Periodically, we rehearse with musicians for dance performances. We will schedule such rehearsals at 7pm or later on weekdays or over the weekends. Music is played to make sure dancers can hear while dancing and is much lower compared to actual performances. Loud music from rehearsals has not been a problem when we conduct rehearsals in other studios where we share a wall with other dance teams.

In general, we don't foresee noise to be an issue. The wall that is shared with the music school is sound proofed with QuietRock to eliminate or reduce noise. Group classes are held in the evenings and weekends; so we don't expect noise to be a problem for any of the tenants in the building. If required, we will install QuietRock on adjacent walls of the unit. Also, there is ample parking on the west side of the building as well as 58 spaces on the Verizon property where we have a parking easement agreement. We will instruct parents to park and walk the children to class.

# NRITHYOLLASA DANCE ACADEMY

Artistic Director: *Indumathy Ganesh*

510-623-8230

[www.nldance.com](http://www.nldance.com)

40176 Lucinda Court, Fremont, CA 94539

May 12, 2011

Ms Shweta Bonn,  
Associate Planner,  
The City of Pleasanton,  
200 Old Bernal Avenue,  
Pleasanton

RECEIVED  
MAY 13 2011  
CITY OF PLEASANTON  
PLANNING DIVISION  
PCUP-297

Re: Response to PCUP-297 (Nrithyollasa Dance Academy)  
Project Address: 4430 Willow Road, Suite K

Dear Ms Bonn,

Attached please find our response to your note dated May 3, 2011. We hope these responses will show you that the dance studio is neither an assembly nor a child care business.

## **1. Traffic Division Comments:**

We hope that The Traffic Division will reconsider based on responses to the other questions. Our usage for teaching dance is similar to the music school next door.

## **2. Building Division Comments:**

We hope that our responses to the other questions will show you that this is not an "Assembly" occupancy.

## **3. Floor Plan / Break-out Area:**

The break-out area is a rest area for students to drink water and rest up for a few minutes before resuming their dance learning. To avoid huge construction costs, we will use cubicle style dividers to separate the dancing area from the rest area and lobby area. The divider will be 20 feet wide, leaving an 8 feet opening between the dance area and rest area. We may choose to replace the cubicle style dividers with retractable accordion style doors at a later time.

## **4. Size of Unit:**

2,207 square feet

## **5. Number of Instructors:**

The primary instructor is Artistic Director, Indumathy Ganesh. She may bring one or two senior students to assist with some groups. So, the maximum number of instructors is three.

## **6. Summer Sessions:**

Summer workshops are held based on student interest and availability. Typically, these are held for a couple of weeks when schools close and a couple of weeks before schools reopen. The dance academy closes during summer and there are no regular classes during summer.

Workshop hours are 90 mins each day which is the length of time a student stays at the facility. During the day time hours, one session could be held from 10:00 to 11:30 and another session from 1:30 to 3:00 for a different group. The same student will not participate in both the sessions.

## **7. Individual Classes:**

Classes are held on a one-on-one basis by Artistic Director, Indumathy Ganesh. If there is an overlap of classes there could be two individual sessions at the same time.

## **8. Number of Students (driving age):**

a. At this time, there are no students over age 16 enrolled in the Pleasanton location. Fremont location has 8 and Saratoga location has 2.

b. Only a few students over age 16 drive to class. From what we've seen over the years, there is no more than 3 students over 16 in a group who drive to class.

## **9. Back-to-Back Sessions:**

Students are never enrolled in back to back classes.

## **10. Sign-in/Sign-out:**

We currently do not use a sign-in / sign-out process for children under 12. If this is a requirement from the City of Pleasanton, we will implement sign-in / sign-out process.

## **11. Music:**

Music is played during rehearsals and for advanced classes. Loud music from rehearsals has not been a problem when we conduct rehearsals in other studios where we share a wall with other dance teams.

## **12. Rehearsals:**

Rehearsals for individual performances will include the dancer and five musicians (vocal, violin, flute, nattuvangam or cymbals, and mridhangam or drum), and 1-2 coordinators (for lighting and program cues). Rehearsals for group performances include the same number of musicians and coordinators; the dance group size varies from 4 to 12 based on performances.

## **13. Soundproofing Material:**

We don't foresee noise to be an issue. We plan to install mirrors on the wall that is adjacent to Unit-I. Mirrors will also serve as a noise barrier reflecting sound into our unit. If required, we will install QuietRock 525 on the side wall adjoining Unit-I and the back wall adjoining Unit-J. Since the music school has installed QuietRock 525 on their side, there is no need to install QuierRock 525 on the wall adjoining Unit-M.

## **14. Sewer:**

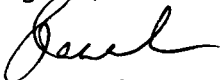
We hope that our responses to the other questions will show you that this is not an "Assembly" occupancy, and therefore the sewer allocation will not be required.

## **Other:**

In summary, we hope that the responses above show that the dance studio is neither a child-care facility nor an assembly. We project the maximum occupancy during a group class to be 21 (12 students, 1 primary instructor, 2 assistants, 2 parents, 3-4 students waiting to be picked up). We will post a sign near the front door showing maximum occupancy of 25 people.

We look forward to the issuance of CUP to relocate our business to Pleasanton.

Regards,



Jay Ganesh  
510-468-4188 (cell)

May 19, 2011

Shweta,

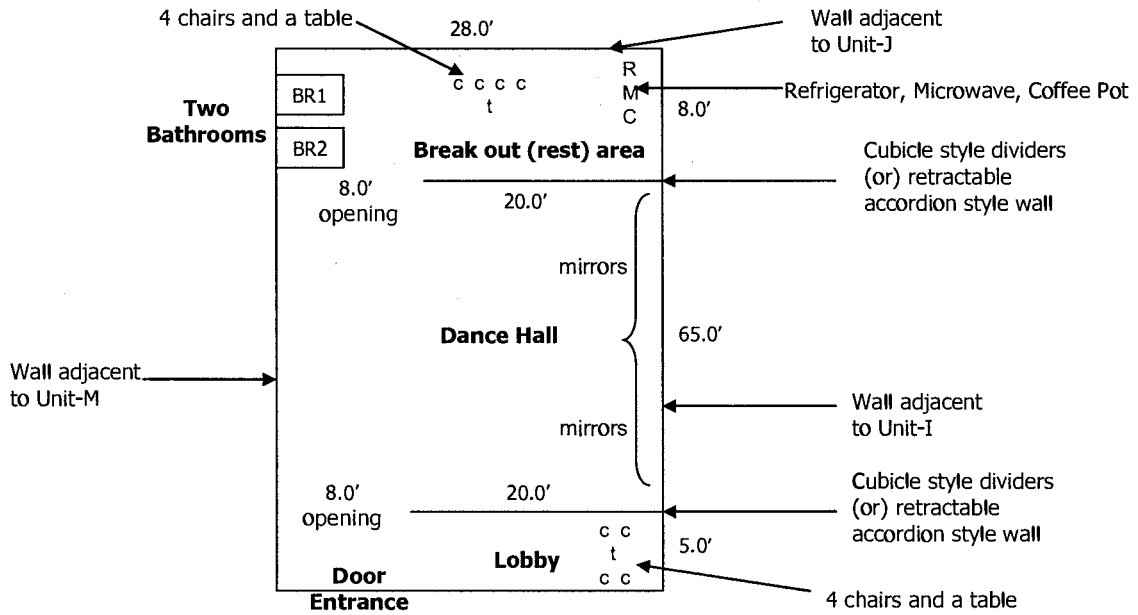
Please see responses to your email below

Hi Jay,

An updated floor plan would be great.

Updated plan attached below

RECEIVED  
MAY 19 2011  
CITY OF PLEASANTON  
PLANNING DIVISION  
PCUP-297



**4430 Willow, #K**

Also:

---

Regarding #6 (Summer Sessions)

- How many students do you expect for summer session?

**This will be a subset of the students attending regular classes. We will hold no more than two or three groups on any day. Please note that workshops will also be conducted in other locations – Fremont and Campbell. If workshops are held in all three locations, there will be only one group in Pleasanton.**

- What is the size of the group for summer sessions? (6-12 students at one time or other)?

**Each group will have 6-12 students**

- How many times in a week do you expect to hold summer sessions?

**Summer workshops will be held 4-5 days in a week**

- Thanks for clarifying that there are no regular classes during the summer. You mentioned the summer sessions will take place a couple of weeks after schools close and a couple of weeks before schools reopen in the fall. Besides these few weeks, is the dance academy completely closed during the summer (meaning no regular classes and no summer sessions)?

**Yes, the dance academy is closed for regular classes or workshops during other weeks. Individual classes may be held on an ad-hoc basis. If there is a group performing at a cultural event, rehearsals could be scheduled**

Regarding #7 (Individual Classes)

- Please provide timing and frequency for individual classes.

**Individual classes are held on an ad-hoc basis and on a one-on-one basis**

Regarding #11 (Music)

- Is the music amplified? Will there be speakers or other mechanism used to intensify the vocalist and/or musicians?

**For vocalist and instruments to be heard we will use speakers and balance the level so everyone is heard. We plan to insulate the ceiling as well**

- It sounds like music will be provided “live” by musicians during rehearsals. How is music provided during lessons – is it played live or otherwise?

**For lessons, teacher narrates beats for classes and some advanced classes use recorded music to practice. We plan to insulate the ceiling as well**

Regarding "timings"

---

- The narrative provided with the application indicates that classes held "minimum" based on church and music school timings. Can you provide further details regarding what this entails? For example, does it mean that this is the time when you will focus on individual classes (so that there are fewer people), or that you will not have classes at all, or something else?

**This note is for Tuesday and Friday classes. We will keep groups and individual classes to a minimum on these days**

It was nice to speak with you other the phone yesterday. I look forward to your reply. Thanks in advance, Jay.

**Shweta - Likewise, hope these responses answer all your questions**

**Regards,**

**Jay Ganesh**



Hi Jay,

EXHIBIT B  
PCUP - 297  
RECEIVED  
JUN 02 2011  
CITY OF PLEASANTON  
PLANNING DIVISION

**A. Please clarify the following:**

1. You had mentioned that individual classes will take place on an ad-hoc basis and will be one-on-one (with perhaps two individual lessons going on at the same time, resulting in a maximum of 4 people at the dance studio at one time). What are the range of hours proposed for the individual classes?

**Individual classes will be held during office hours on weekdays from 9 am and 4pm. We outlook no more than 2 to 3 individual sessions per day and there would be some days with no individual sessions.**

2. Please provide additional details for the Tuesday and Friday classes. It apperas that you are willing to minimize classes on these days in order to avoid parking (and other) conflicts since the church also has on-site meetings on these days. Will you have any group classes scheduled on these days at all? Will either individual classes or group classes be held only during some times?

**We offered to minimize classes on Tuesdays and Fridays to reduce traffic impact since the church meets from 7:30 pm to 9:30 pm on those days. We will therefore limit group classes to end at 6:30 pm and one individual class at 7:00 pm.**

3. Will you please also provide a range of hours for the group lessons, particularly on Tuesdays and Fridays?

**Group classes 4:00 to 6:30 pm and one individual class at 7:00 pm**

4. The timings for the group class schedule appears to be from 4:00 p.m. to 8:00 p.m. Is this accurate?

**Correct, weekday group classes are from 4:00 PM to 8:00 PM (except Tuesdays and Fridays as noted above). If we implement staggered classes (#9 below) then end time would be 8:30 PM**

5. The narrative notes that rehearsals will be scheduled at 7:00 p.m. or later. What time would they end?

**Rehearsals are 2 to 3 hours. We will schedule Tuesday and Friday rehearsals to start at 8:00 PM or 8:30 PM to avoid parking issues.**

6. It is preferred if there were a 10-minute gap in-between classes instead of a tiered drop-off/pick-up schedule. Is this something that you would be ok with? The proposed tiered drop-off/pick-up schedule would result in double the number of people being on the site during the 20-minute gap in-between classes. Additionally, if parents stay to watch, then there could be additional parking impacts during this time frame.

**We tried to provide a gap between classes in the past but typically classes continue till the next group arrives and using a gap between classes has not worked for us. Parents are not allowed to stay and watch the classes. So, there will be no more than 1-2 parents on site (to pick up a child early or drop off a child late, or be onsite since child may not be feeling well, or occasionally stopping by to check progress)**

7. Do you have details on what kind of insulation you plan to install in the ceiling? If you do not at this time, that is ok, as the Building Division will require it at the building permit stage.

#### **Insulation bats (layer) above ceiling tiles**

8. Are the hours proposed for summer sessions the same as the remainder of the year (Monday – Friday between 4:00 p.m. and 8:00 p.m. and Sundays from 12:30 p.m. to 5:30 p.m.)?

**Summer workshop hours are 90 mins long on weekdays which is the length of time a student stays at the facility. During the day time hours, one session could be held from 10:00 to 11:30 and another session from 1:30 to 3:00 for a different group. Evening workshops will be held for 90 minutes sometime between 4:00 PM and 6:30 PM. The same student will not participate in more than one workshop.**

9. In other locations where noise has not been an issue – is the building a multi-tenant building with shared walls?

**In the Campbell studio that we rent, there is a beauty parlor sharing a wall. In one of the studios at Mission Dance in Fremont, there is a shared wall with a music school; another studio shares a wall with a dance studio. At Fitness 2000 in Dublin, the aerobics room is in the middle with patrons using exercise equipment all around the aerobics room.**

10. Will you please be more specific regarding the range of times for the summer sessions (i.e. two weeks following end of the Pleasanton Unified School District school year and 2 years prior to start of PUSD school year)?

**We plan to hold no more than three workshops per day (per response to #8). Usually we hold them two weeks after schools close for summer and two weeks before schools reopen, We want to have the flexibility to hold workshops on other weeks as well.**