

**Project Description:**  
**Basketball Skills and Performance Training Facility at 3553 Haven Ave, Unit 4**

**1. Purpose of the Proposal:**

The purpose of this proposal is to obtain a Use Permit to establish a basketball skills and performance training facility within an existing warehouse space located at 3553 Haven Avenue, Unit 4, Menlo Park. This facility will provide specialized training services to individuals of all ages and skill levels, focusing on improving basketball fundamentals, physical conditioning, and overall athletic performance. The intent is to create a dedicated space for skill development, fostering a positive and healthy environment for athletes in the community. This proposal seeks to reclassify the use of the property from M2 General Industrial District to a special use as private recreational facilities permitted under Chapter 16.78 of the Menlo Park Municipal Code.

**2. Scope of Work:**

The scope of work involves the following:

Interior Modifications: Minor interior modifications will be made to the existing warehouse space to accommodate the basketball training facility. This includes:

- Installation of basketball hoops and court markings.
- Placement of training equipment (e.g., squat racks, athletic turf, weight training equipment).
- Creation of a reception/waiting area.
- Potential installation of restroom upgrades if needed.
- No structural changes to the building are anticipated.

Operational Activities: The facility will offer:

- Individual and group basketball skills training sessions.
- Strength and conditioning programs tailored to basketball performance.
- Youth athlete development programs.
- Potential for small-group clinics and workshops.

Proposed Hours of Operation: The proposed primary operating hours are as follows:

- Monday through Friday: 6:00 AM to 8:00 AM and 5:00 PM to 9:00 PM
- Saturday: 9:00 AM to 12:00 PM
- Sunday: 9:00 AM to 12:00 PM

Estimated number of customers: 100 customers per month

Estimated number of employees: 3 employees

Staffing: The facility will be staffed by qualified basketball skills and performance trainers and administrative personnel.

Parking: The facility will utilize the existing parking spaces available at the warehouse complex. We will implement a scheduling system to manage the amount of people at the facility at one time to minimize parking impact.

### **3. Basis for Site Layout:**

The site layout is based on the following considerations:

- Existing Warehouse Configuration: The layout will utilize the existing open floor plan of the warehouse to maximize training space.
- Safety and Accessibility: The layout will ensure safe and efficient movement for participants and staff, complying with all applicable building codes and accessibility standards.
- Basketball Skills and Performance Areas: The space will be divided into basketball skills and performance areas, including areas for basketball shooting and handling skills, and strength and conditioning training.
- Efficient Space Utilization: The layout will optimize the use of available space to accommodate various training activities.

### **4. Existing and Proposed Uses:**

- Existing Use: The property is currently zoned M2 General Industrial District and is utilized as a general industrial warehouse.
- Proposed Use: The proposed use is a basketball skills and performance training facility, a special use under Chapter 16.78 of the Menlo Park Municipal Code. This change in use will provide a recreational and fitness service to the community.

### **5. Additional Considerations:**

Noise Mitigation: While basketball activities are not inherently loud, measures will be taken to minimize potential noise impacts, such as:

- Utilizing rubberized flooring.
- Limiting impact noise.
- Maintaining closed doors during training sessions.
- Traffic and Parking: The facility will implement a scheduling system to manage the number of participants and staff present at any given time, minimizing traffic and parking impacts.

Compliance: The facility will comply with all applicable city codes and regulations, including building codes, fire safety codes, and accessibility standards.

## 6. Conclusion:

The proposed basketball skills and performance training facility at 3553 Haven Avenue, Unit 4, will provide a valuable recreational and fitness service to the Menlo Park community. The facility will be operated in a safe, responsible, and professional manner, with minimal impact on surrounding properties. We are committed to working closely with the City of Menlo Park and neighboring properties to ensure a successful and harmonious integration of this new use into the area.

This project description has been prepared by:  
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Signature:  Date: 3/12/2025

