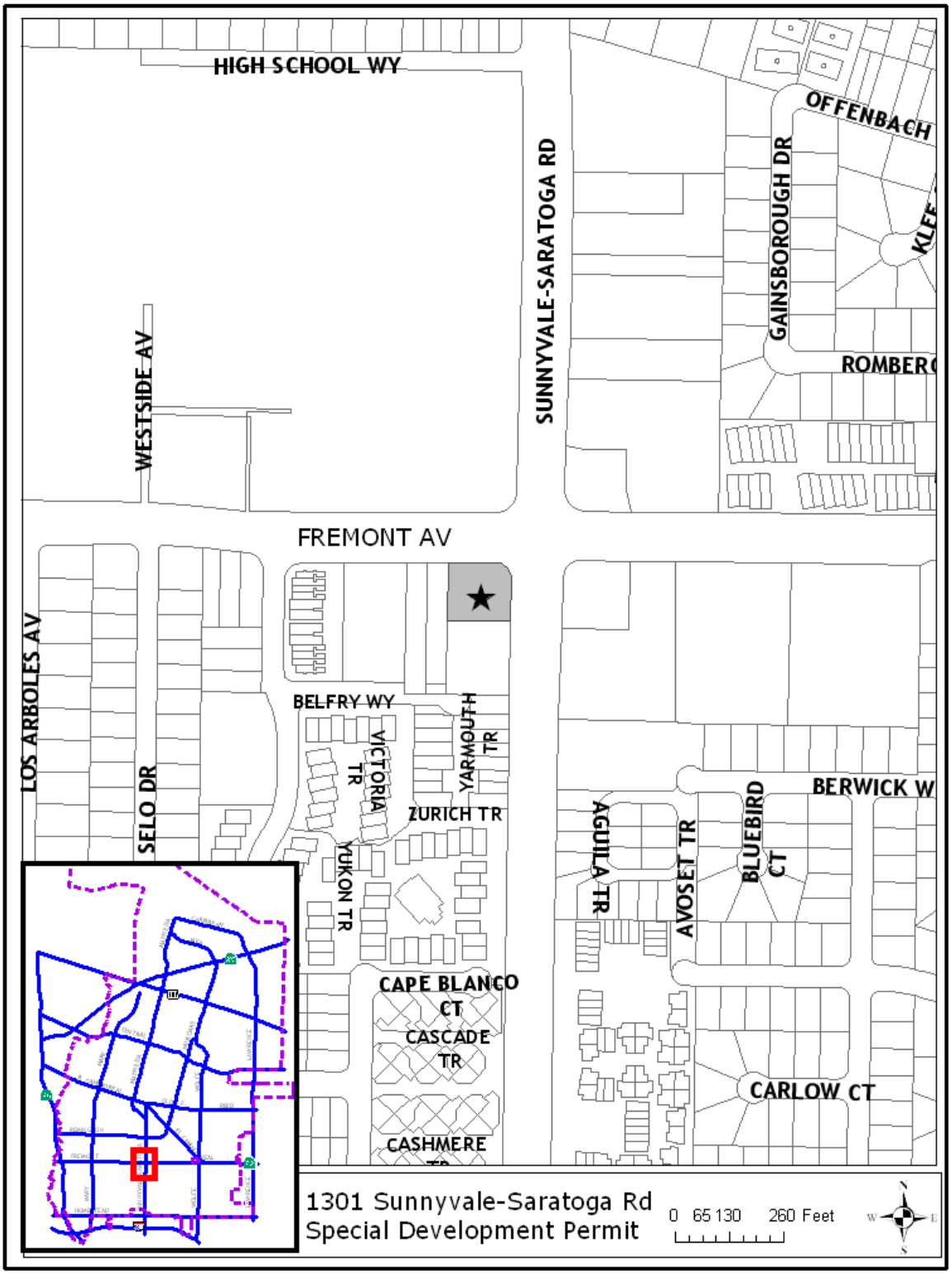
CITY OF SUNNYVALE
REPORT
Administrative Hearing

February 27, 2008

SUBJECT:	**2007-1205** - **Beyond Education Group** [Applicant] **Sinh Du** [Owner]: Application for a property located at **1301 Sunnyvale-Saratoga Road Suite #1** (at Fremont Ave.) in a C-1/P-D (Neighborhood Business/Planned Development) Zoning District. (APN: 323-10-037)
Motion	Special Development Permit to allow a new commercial child care center in a multi-tenant building

REPORT IN BRIEF

Existing Site Conditions	Commercial building
Surrounding Land Uses	
North	Fremont High School (across Fremont Avenue)
South	Fast food restaurant *(Dairy Belle)*
East	Commercial Shopping Center (across Sunnyvale-Saratoga Road)
West	Veterinary Office and Post Office
Issues	Landscaping, pick-up drop-off issues, compatibility of uses
Environmental Status	A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.
Staff Recommendation	Deny


HIGH SCHOOL WY
SUNNYVALE-SARATOGA RD
OFFENBACH
GAINSBOROUGH DR
WESTSIDE AV
FREMONT AV
LOS ARBOLES AV
SELO DR
BELFRY WY
VICTORIA TR
YARMOUTH TR
ZURICH TR
YUKON TR
BERWICK W
AGUILA TR
AVOSET TR
BLUEBIRD CT
CAPE BLANCO CT
CASCADE TR
CARLOW CT
CASHMERE
1301 Sunnyvale-Saratoga Rd
Special Development Permit
0 65 130 260 Feet

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Neighborhood Commercial	Same	Same
Zoning District	C-1/PD	Same	Same
Lot Size (s.f.)	21,039 sq. ft.	Same	No min.
Gross Floor Area (s.f.)	4,500 sq. ft.	Same	No max.
Gross Floor Area of Tenant	2000 sq. ft.	Same	No max.
Lot Coverage (%)	19.01%	Same	35% max.
Floor Area Ratio (FAR)	21.38%	Same	No max.
No. of Buildings On-Site	1	Same	No max.
No. of Stories	2	Same	2 max.
★ **Landscaping (sq. ft.)**			
Total Landscaping	4120 sq. ft.	2,820 sq. ft.	4207 sq. ft. (20% of lot size)
Frontage Width (ft.)	12 ft.	Same	15 ft. min.
Parking			
Total Spaces	21	21	By SDP
Standard Spaces	15	15	By SDP
★ **Compact Spaces/ % of Total**	5	5	4 (33% of maximum required)
Accessible Spaces	1	1	1 handicapped stall for 1-25 parking spaces

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The applicant is proposing to operate a commercial child care center *(Montessori International School)* at a two-tenant commercial building at the corner of Fremont Avenue and Sunnyvale-Saratoga Road. The 4,500 square foot two-story building includes two suites on the ground floor that are approximately 2,000 square feet each in size and an office and restroom on the second floor totaling 500 square feet. The applicant proposes to occupy one of the two suites on the ground floor; the other suite is currently occupied by a dental office.

The applicant is proposing child care services to provide care for up to 52 children. The total number of employees on site proposed by the applicant is 7, including teachers and support staff. The proposed hours of operation at the facility are from 7:00 a.m. to 6:00 p.m. on weekdays with occasional classes and meetings to be held in the evenings and weekends (see Attachment D, Project Description provided by the applicant).

Child care centers with occupancy of 31 children or more located on properties zoned for commercial use require Use Permit approval. The proposed child care center will require a license from the Department of Social Services, State of California.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2004-0120	MPP for a commercial child care center for less than 30 children	Approved (no building permits were obtained)	2/13/2004
1999-1222	MPP to allow two new ground signs	Approved	1/7/2000
1997-0435	Modification of a previously approved SDP for a second floor addition	Approved	9/24/1997
1997-0436	SDP for a 1200 sq. ft. single-story addition	Approved	5/14/1997
1985-0247	SDP to allow hours of operation from 7:00 a.m. to 11:00 p.m.	Approved	4/2/1985

File Number	Brief Description	Hearing/Decision	Date
1984-0266	SDP to develop a medical facility	Approved	6/12/1984
1980-0159	SDP to develop a convenience food store with gas sale	Denied	6/03/1980

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include projects that involve existing facilities.

Special Development Permit

Detailed Description of Use: The proposed commercial child center would provide child care services to a maximum of 52 children, between the age group of new borns to 6-year olds. The applicant has provided details of the number of children in each age group that will be enrolled at the center (see Attachment D, Project description). The child care center will employ a maximum of 7 people, including teachers and support staff.

The regular hours of operation at the center would be from 7:00 a.m. to 6:00 p.m., Monday through Friday. The applicant is also proposing enrichment classes on weekday evenings from 6:00 p.m. to 8:00 p.m. and on weekends from 9:00 a.m. to 8:00 a.m. No details have been provided on the number of students that will be attending the enrichment classes during weekends and weekday evenings.

The applicant had originally proposed using the office and bathroom on the second floor as a rest area for staff as well as for storage. During a site visit, Planning staff noted that a sink and washer/dryer facilities were available on the second floor. In addition, the second floor restroom included shower facilities. A detailed review of the building permit history for the second-story addition revealed that the sink, washer/dryer and shower facilities had not been approved as part of the second-story addition and were added without permits. The applicant must either apply for required building permits or remove these unpermitted additions from the second floor.

In addition, the Building Division confirmed that an elevator will be required for access to the second floor unless similar rest area facilities are provided for staff on the ground floor. Staff informed the applicant regarding these issues and requested that the applicant submit a revised floor plan layout. The applicant responded stating that the second floor will not be used by staff as a

rest area and no changes will be made to the layout of the ground floor either. The applicant further stated that staff will use the restroom facilities on the ground floor. Staff noted that ground floor plan submitted by the applicant does not include a separate room for use by staff. The current floor plan layout includes five sinks and four toilets to be used by 52 children and 7 adults.

The applicant also proposes to build a 'play area' for kids in the courtyard adjacent to the building. The 'play area' would include a play structure, two play houses, a sandbox, three picnic tables and a tricycle path around the entire courtyard. The surface of the play area would be covered by engineered food fiber. The applicant proposes to restrict the time spent by children in the outdoor play area to a minimum.

Site Layout: The L-shaped building is situated at the far end of the lot and is surrounded by parking all along the front. The lot is located at the corner of Fremont Avenue and Sunnyvale Saratoga road. The site is surrounded by a veterinary clinic to the west, a restaurant use to the south (Dairy Belle), Fremont High School to the north (across Fremont Avenue) and a gas station and neighborhood shopping center to the east (across Sunnyvale Saratoga Road).

Access to the site is provided by two driveways leading into the property, one from Fremont Avenue and the other from Sunnyvale Saratoga Road. The 'play area' is proposed to be located at the corner of the lot and would be surrounded by the building on all sides. A 12-foot wide perimeter landscape strip wraps around the property along its entire frontage (except driveways) on Fremont Avenue and Sunnyvale Saratoga Road. A single trash enclosure is located in between the building and the south property line.

Architecture: The existing two-story building has been designed using a Spanish Colonial style with stucco walls and a tile roof. No changes are proposed to the exterior of the building as part of this project.

Landscaping: The Municipal Code requires a minimum of 20% of the net lot area to be devoted to landscaping. Based on lot size, this site would require approximately 4,207 square feet of landscaping. The site currently has approximately 4,325 square feet (20.5% of the net lot area) of landscaping.

The existing landscape on site includes the perimeter landscape strip, the lawn area at the rear of the property, a small landscape pocket at the intersection of two rows of parking and other smaller landscape areas around the building. The perimeter landscaping along the street frontages is 12 feet wide and does not meet the minimum frontage strip landscaping requirement of 15 feet.

Staff had requested the applicant to provide a detailed landscaping plan specifically showing existing landscaping areas along with square footage of

each area. Since a landscaping plan was not submitted, the review is based on staff's calculations and verifications during site visit.

The applicant proposes to convert the existing lawn area at the rear of the property to a 'play area'. The lawn area is approximately 1,300 square feet in size and its removal or coverage would result in deficient landscaping on the site. Sunnyvale Municipal Code Section 19.12.130 defines landscaped area as a "portion of a site planted with vegetation utilized for screening or ornamentation". The applicant proposes to cover the 'play area' surface with engineered wood fiber and construct a play structure, two playhouses, a sandbox and tricycle path in the area. The proposed 'play area' does not meet the definition of 'landscaped area' and the proposed conversion, if allowed, would result in the total landscaping on site being reduced from 20.5% to 14.4% of lot area.

Staff has concerns about the significant reduction in total landscaping on the site. Due to the layout of the building and pattern of parking on the site, there is limited opportunity to provide additional landscaping to compensate for the loss of green space. The existing landscaping on the site is not well maintained and the lot appears barren when viewed from the adjoining public rights-of-way. The prominent location of the site at the corner of a busy intersection makes the absence of landscaping all the more visible.

Parking/Circulation: The subject property has a total of 21 parking stalls, with 15 standard, 5 compact and 1 handicapped stall. The 2,000 square foot dental office requires 10 standard parking stalls (using a parking rate of 1 space per 200 sq. ft). The Zoning Code does not allow medical office uses to have compact stalls. This leaves 11 parking stalls (5 standard, 5 compact and 1 handicapped) available for use by the proposed child care center.

Using a parking rate for child care centers, of 1 space per employee plus 1 space per 14 children, the proposed center would require 11 parking spaces. The zoning code allows a maximum of 33% of the required parking spaces to be compact spaces, which results in 4 compact parking spaces. The proposed child care center currently has 5 compact spaces available for use which exceeds the maximum number of allowable compact spaces.

Traffic Division had requested the applicant to provide a traffic study conducted by independent transportation engineering firm with information on queuing and parking analysis. A traffic study has not been provided till date. The applicant has stated that the peak hours of parking use on the site will be during pick-up and drop-off times i.e. between the hours of 8:00 a.m. to 9:00 a.m. and between 4:30 p.m. to 5:30 p.m. and that two compact spaces will be reserved for pick-up and drop-off only.

Staff has concerns about the available parking on the site during peak hours of use. Although child care centers typically do not restrict pick-up and drop-off times to certain hours of the day, it may be reasonable to assume that most parents would drop their children at the center before office hours i.e. between 7:30 a.m. to 9:00 a.m. and pick them up after work i.e. between 4:30 p.m. to 6:30 p.m. Assuming 1 car per child, there may be up to a maximum of 52 cars at the site during the peak hours of pick-up and drop-off. Seven of the eleven available parking spaces will be occupied by employees of the center, which leaves 4 parking spaces available for use by customers. Moreover, since the center caters primarily to infants and small children, parents would park outside and drop their children inside the facility, thus adding to the wait time in case the parking lot is full.

Due to the fact that the site is located close to a busy traffic intersection and that the adjoining uses will not be able to absorb the overflow parking requirement, staff is concerned that there may be queuing on the lot and spillover of traffic onto the adjoining public rights of way. The traffic and safety concerns resulting from the use cannot be fully assessed without a detailed traffic study including a queuing analysis. Staff has included a condition requiring that the applicant submit a detailed traffic study (including queuing analysis) for the project within 30 days of the hearing date, in case the project is approved at the hearing.

Noise: The proposed use includes a fenced outdoor play area in the rear yard of the property. As a result, there is a potential for noise impacts on adjacent properties. The Municipal Code only addresses the issue of daytime noise caused by machinery such as compressors or air-conditioning units and not noise caused by incidental use of the site. The subject site is surrounded by other commercially zoned properties to the south and west and hence the noise will not impact any residents or homeowners.

Compliance with Development Standards/Guidelines: The proposed project meets all development standards and guidelines except landscaping and parking requirements. The project proposes to reduce the total landscaping on site from 20.5% to 14.4% by converting the lawn area at the rear of the property to a children's play area. The perimeter landscape strip is 12 feet wide and hence does not meet the minimum 15 foot frontage strip landscaping requirement. A Special Development Permit application allows for the consideration of deviations from zoning code standards, including landscaping requirements.

Although the proposed project meets the total parking requirement, the existing parking layout with 5 compact stalls exceeds the maximum number of allowable compact spaces. Staff also requires additional information to fully assess the traffic impacts, including congestion during pick-up and drop-off,

queuing on the lot, overflow parking during peak hours of use etc. Staff is requesting that the applicant provide a detailed traffic study for the subject project for staff to confirm that there will not be any detrimental impacts on traffic, parking and congestion on the site and its immediate vicinity.

Expected Impact on the Surroundings: As discussed previously, the main impacts resulting from the project are due to the potential for traffic and reduction in landscaping. Staff has concerns about the traffic on the property, especially during peak hours of pick-up and drop-off. There is a potential for congestion on site due to cars queuing up on the driveway and eventually spilling over on to the adjoining public rights of way. A traffic study will be required to assess the potential for congestion and traffic overflow that may result from the proposed use.

Additionally, the perimeter landscape strip adjoining Fremont and Sunnyvale-Saratoga Road as well as the landscape island in the parking lot have not been maintained in proper condition. The amount and quality of landscaping on the lot could significantly soften the appearance of the subject property. Staff believes that the quality of landscaping at such a prominent location in the City is critical in improving the overall appearance of the site as well its immediate vicinity.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff did not receive any comments from members of the public regarding this application.

Notice of Public Hearing	Staff Report	Agenda
• Published in the *Sun* newspaper • Posted on the site • 8 notices mailed to property owners and residents adjacent to the project site	• Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff is recommending denial for this project because the Findings (Attachment A) could not be made. However, if the Administrative Hearing Officer is able to make the required findings, staff is recommending the Conditions of Approval (Attachment B).

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Deny the Special Development Permit.
2. Approve the Special Development Permit with attached conditions.
3. Approve the Special Development Permit with modified conditions.

Recommendation

Staff recommends Alternative 1.

Prepared by:
Surachita Bose
Project Planner

Reviewed by:
Andrew Miner
Principal Planner

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Site and Architectural Plans
D. Project description submitted by the applicant
E. SDP Justifications submitted by the applicant
F. Daily schedule of classes submitted by the applicant
G. Aerial view of properties surrounding the subject property

Recommended Findings - Special Development Permit

In order to approve a Special Development Permit, one or more of the following findings must be met. Staff was unable to make these required findings.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale *(Finding not met)*.

   Land Use and Transportation Element, Policy N1.1:
   Protect the integrity of the City's neighborhoods, whether residential, industrial or commercial.

   Due to the limited information available, staff is unable to confirm that the subject project will attain the objectives and purposes of the General Plan. Staff does not adequate data to confirm that the proposed use, which includes 52 children and 7 employees, will not negatively impact the traffic situation on the site by creating congestion and traffic spillover.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties *(Finding not met)*.

   The project proposes to reduce the total landscaping on site from 20.5% to 14.4% of the lot area by converting the lawn area at the rear of the property to a children's play area. The perimeter landscape strip in front of the property is 12 feet wide and hence does not meet the minimum 15 foot frontage strip landscaping requirement. Staff has concerns about the significant reduction in total landscaping on the site. Due to the layout of the building and pattern of parking on the site, there is limited opportunity to provide additional landscaping to compensate for the loss of green space. The existing landscaping on the site is not well maintained and the lot appears barren when viewed from the adjoining rights-of-way. The prominent location of the site at the corner of a busy intersection makes the absence of landscaping all the more visible.

   Although the project meets the minimum parking requirements of the Zoning Code, there may be additional traffic impacts resulting from the nature of the use and location of the lot. Staff has serious concerns about the traffic on the property, especially during peak hours of pick-up and drop-off. The site is located close to a very busy traffic intersection i.e. Fremont Avenue and Sunnyvale Saratoga Road; congestion on site may result in cars queuing up on the driveway and eventually spilling

over on to the adjoining public rights of way and on adjoining properties. A traffic study will be required to assess the potential for congestion and traffic overflow that may result from the proposed use.

Based on the landscaping issues and concerns about traffic, staff is unable to make this finding.

Recommended Conditions of Approval - Special Development Permit /Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

A. Execute a Special Development Permit) document prior to issuance of the building permit.

B. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.

C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.

D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.

E. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

A. Obtain necessary permits from the Building Division prior to the start of any construction.

B. Obtain necessary building permits to legalize the unpermitted sink, washer/dryer and shower facilities on the second floor of the building.

C. Obtain all required permits/licenses from the State Department of Social Services.

D. Obtain required permits from the City of Sunnyvale Department of Public Safety, Fire Services.

E. Obtain a City of Sunnyvale business license.

3. OCCUPANCY

A. The maximum number of occupants at the child care center shall be limited to no more than 52 students and 7 employees.

4. DESIGN/EXTERIOR COLORS AND MATERIALS

A. No exterior modifications or changes to the façade of the building have been approved by this permit.

B. The proposed play structures shall not be taller than the highest point of the roof and shall be designed to not be visible from the adjoining streets.

5. PARKING

A. Submit a detailed traffic study for the use, including a queuing analysis within thirty days of the date of this hearing i.e. by March 27, 2008.

B. Submit a revised parking and circulation plan to the Director of Community Development for review and approval prior to issuance of a Building Permit. The subject project is allowed a maximum of 4 compact parking spaces, out of the total required parking of 11 spaces (i.e. 6 standard, 4 compact, 1 handicapped stalls).

C. Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.

D. Specify total number of parking areas on the Building Permit plans. All such areas shall be clearly marked. Employees shall be required to park on the site.

6. RECYCLING AND SOLID WASTE

A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval prior to applying for Building Permits.

B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

C. The enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.

D. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.

7. SIGNS

A. All new signs shall require separate permits to be reviewed and approved by the Director of Community Development.

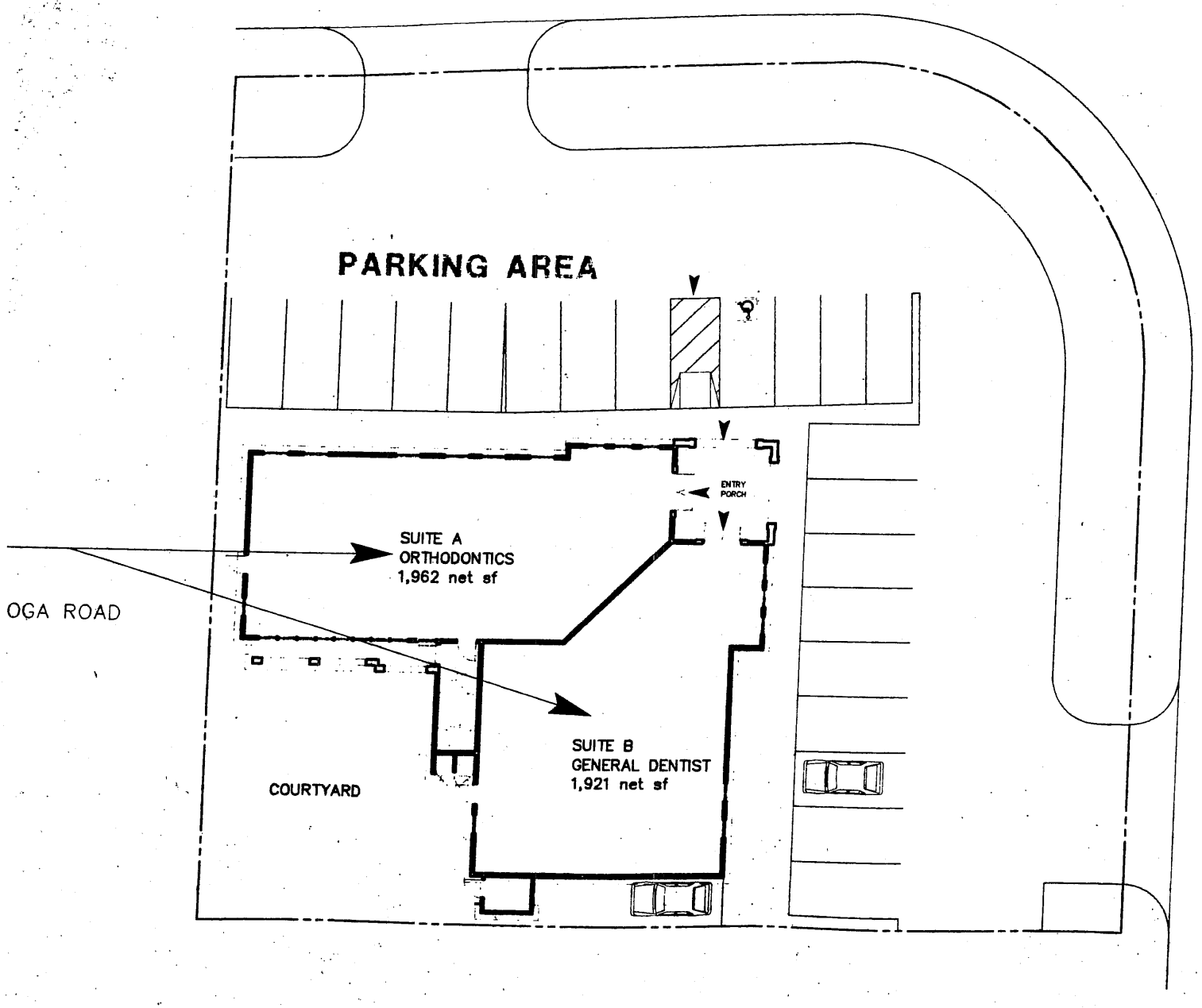
8. <u>STORAGE</u>

A. Unenclosed storage of any kind shall be prohibited on the premises.

B. All exterior trash shall be confined to approved receptacles and enclosures.

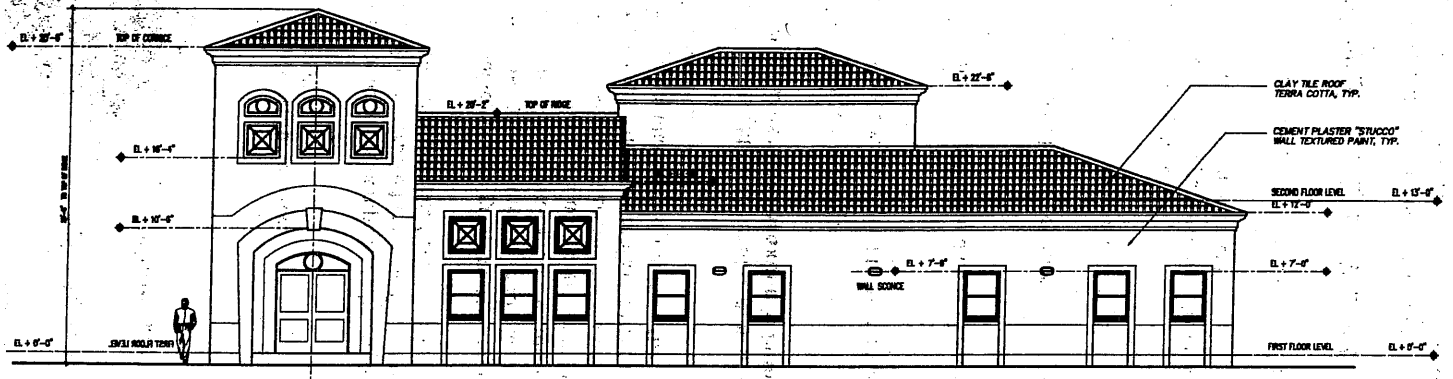
FOR DETAIL INFORMATION:

REFER TO SITE DEVELOPMENT PL
SUBMITTED IN 'SHELL PACKAGE'
UNDER SEPARATE PERMIT



1301 SUNNYVALE-SARATOGA RD.
Sunnyvale, CA 94087

ATTACHMENT C
Page 1 of 5



NORTH ELEVATION (Fremont Avenue)

EAST ELEVATION (Saratoga– Sunnyvale Road)

ATELIER
DESIGN GROUP

ARCHITECTURE
• PLANNING •
INTERIOR DESIGN

5920E THORNTON AVENUE
NEWARK, CA 94560
(510) 793-0880

TENANT IMPROVEMENTS
PALM BAY DENTAL
DR. SINH DU, D.D.S., M.D.S.
1301 SUNNYVALE – SARATOGA ROAD
SUNNYVALE, CALIFORNIA

– FOR SHELL	02/26/98
REVISION	DATE
DATE:	02/26/98
JOB NO.:	8780.00

NORTH &
EAST
ELEVATIONS

SCALE: NONE

E1
__ OF 10

ATTACHMENT C
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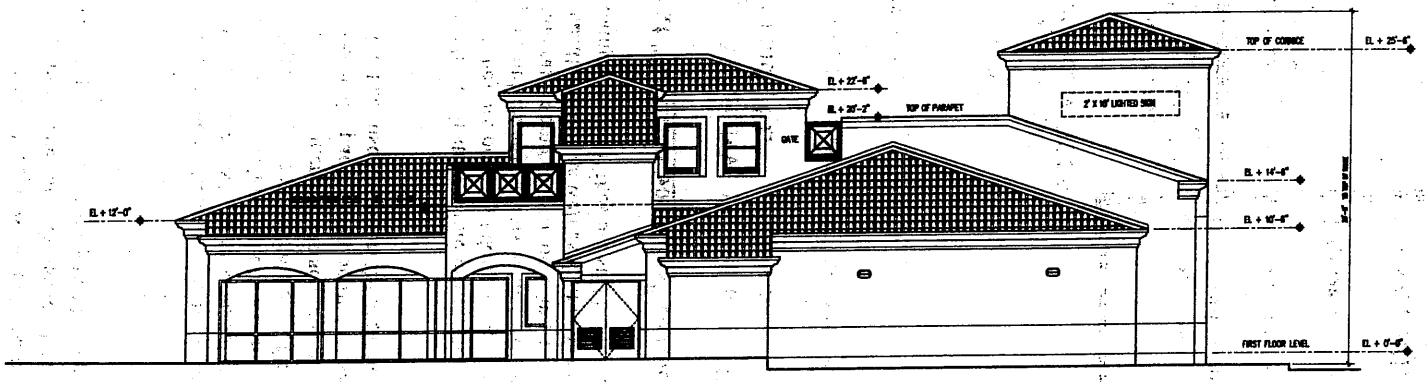
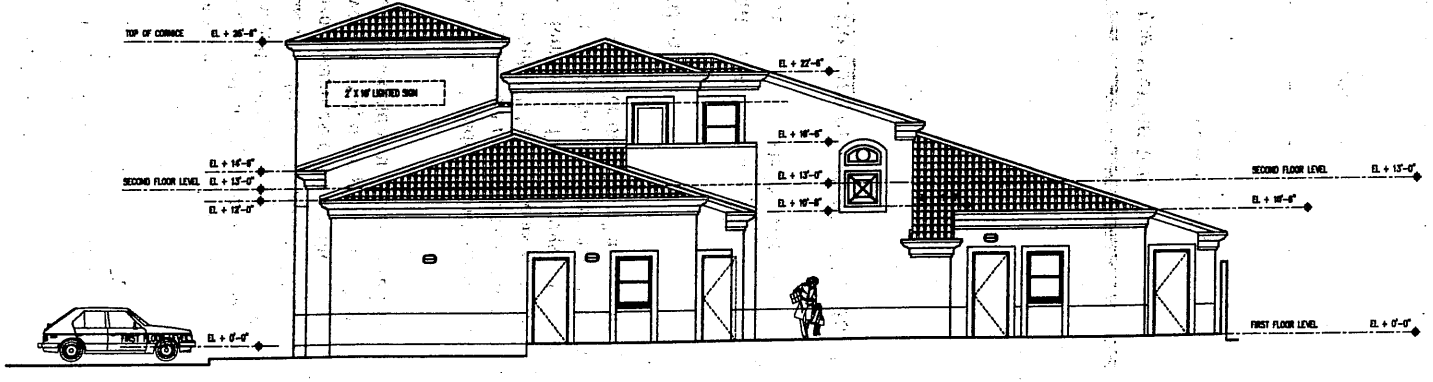


SOUTH ELEVATION



WEST ELEVATION

ATELIER
DESIGN GROUP

ARCHITECTURE
• PLANNING •
INTERIOR DESIGN

BOISE THORNTON AVENUE
NEWARK, CA 94560
(510) 793-0880

TENANT IMPROVEMENTS
PALM BAY DENTAL
DR. SINH DU, D.D.S., M.D.S.
1301 SUNNYVALE-SARATOGA ROAD
SUNNYVALE, CALIFORNIA

FOR SHELL	02/25/98
REVISION	DATE
DATE:	02/25/98
JOB NO.:	9780.00

SOUTH & WEST ELEVATIONS

SCALE: NONE

E2

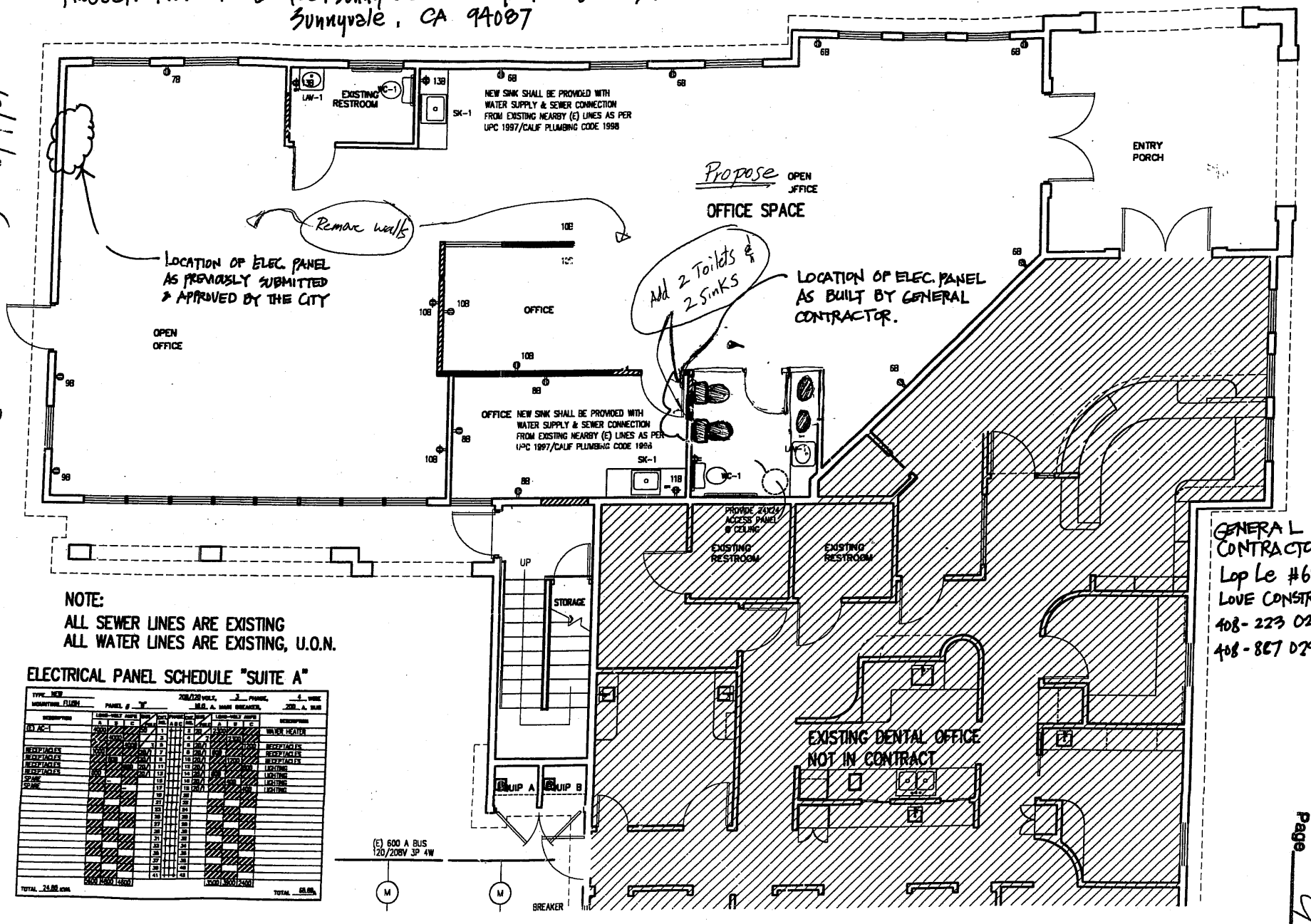
___ OF 10

ATTACHMENT C
Page 3 of 5

PROJECT: NEW OFFICE 1301 Sunnyvale-Saratoga Rd. Suite A
Sunnyvale, CA 94087

OWNER: John Sinn DU, DDS.

Revised ELEC. PLAN to indicate ELEC. PANEL LOCATION (RECORD DRAWING) 6/4/01



NOTE:
ALL SEWER LINES ARE EXISTING
ALL WATER LINES ARE EXISTING, U.O.N.

ELECTRICAL PANEL SCHEDULE "SUITE A"

TYPE NEW
MOUNTING FLUSH
PANEL # "A"
208/120 VOLT, 3 PHASE, 4 WIRE
M.O. A. MAIN BREAKER, 200 A. BUS

DESCRIPTION	LOAD-VOLT AMPS A	B	C	CKT. NO.	PHASE A B C	CKT. NO.	LOAD-VOLT AMPS A	B	C	DESCRIPTION
(E) AC-1	4000			1		2	2300			WATER HEATER
		4000		3		4		2300		
			4000	5		6			1200	RECEPTACLES
RECEPTACLES	1200			7		8	1200			RECEPTACLES
RECEPTACLES		1200		9		10		1200		RECEPTACLES
RECEPTACLES			1200	11		12			1200	LIGHTING
RECEPTACLES	800			13		14	800			LIGHTING
SPARE				15		16		400		LIGHTING
SPARE				17		18			400	LIGHTING
				19		20				
				21		22				
				23		24				
				25		26				
				27		28				
				29		30				
				31		32				
				33		34				
				35		36				
				37		38				
				39		40				
				41		42				
TOTAL 24.80 KVA	5600	4800	4600				3500	3800	2400	TOTAL 68.00

GENERAL CONTRACTOR:
Lop Le #685923
LOVE CONSTRUCTION
408-223 0217 office
408-867 0292 cell

ATTACHMENT C
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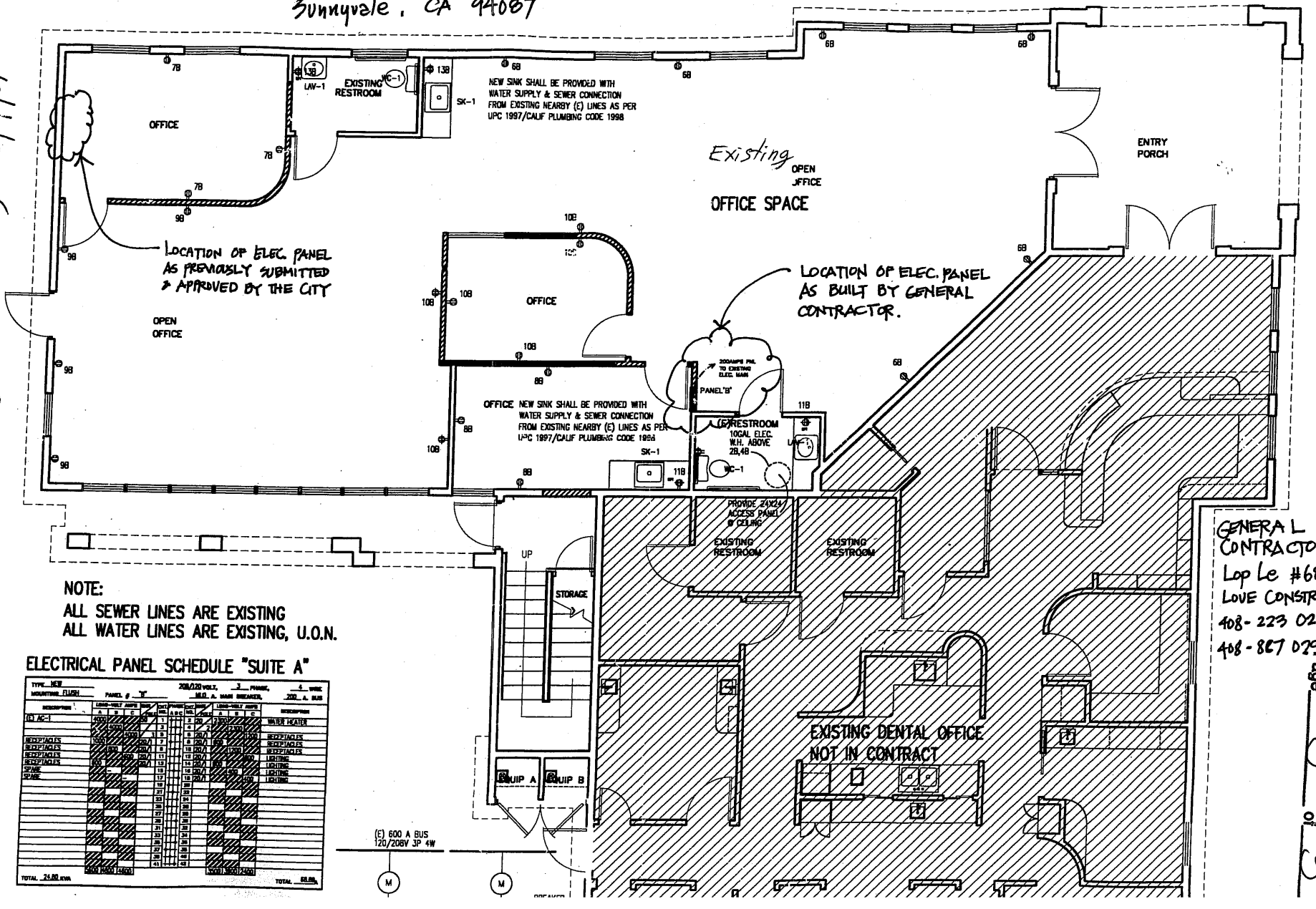
Mon Jun 04 13:47:52 2001 Copyright ATELIER DESIGN GROUP

PROJECT: NEW OFFICE 1301 Sunnyvale-Saratoga Rd. Suite A
Sunnyvale, CA 94087

OWNER: John Sihn DO, DDS.

Revised ELEC. PLAN to relocate ELEC. PANEL LOCATION (RECORD DRAWING) 6/4/01



NOTE:
ALL SEWER LINES ARE EXISTING
ALL WATER LINES ARE EXISTING, U.O.N.

ELECTRICAL PANEL SCHEDULE "SUITE A"

TYPE NEW
MOUNTING FLUSH
PANEL # "B"
208/120 VOLT, 3 PHASE, 4 WIRE
MLO A. MAIN BREAKER, 200 A. BUS

DESCRIPTION	LOAD-VOLT AMPS A	B	C	BUS	CKT NO.	PHASE A B C	CKT NO.	BUS	LOAD-VOLT AMPS A	B	C	DESCRIPTION
(E) AC-1	4000			50	1		2	20	2300			WATER HEATER
		4000			3		4	2		2300		
			4000	3	5		6	20/1			1200	RECEPTACLES
RECEPTACLES	1000			20/1	7		8	20/1	800			RECEPTACLES
RECEPTACLES		800		20/1	9		10	20/1		1200		RECEPTACLES
RECEPTACLES			600	20/1	11		12	20/1			800	LIGHTING
RECEPTACLES	600			20/1	13		14	20/1	800			LIGHTING
SPARE					15		16	20/1		400		LIGHTING
SPARE					17		18	20/1			400	LIGHTING
					19		20					
					21		22					
					23		24					
					25		26					
					27		28					
					29		30					
					31		32					
					33		34					
					35		36					
					37		38					
					39		40					
					41		42					
TOTAL 24.80 KVA	5600	4800	4600						3500	3800	2400	TOTAL 68.80

GENERAL CONTRACTOR:
Lop Le #685923
LOVE CONSTRUCTION
408-223 0217 office
408-867 0292 cell

ATTACHMENT C
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Recd Jan 18, 2008.

ATTACHMENT D

Project Description

Name of project: Commercial Child Care Center (Montessori International School)

Project Location: 1301 Sunnyvale-Saratoga Road. #1 Sunnyvale, CA (Corner of Sunnyvale-Saratoga Road and Fremont Ave.)

Purpose: To provide quality child care and preschool program in a multi-language environment where children will be safe, happy, able to learn and make new friends.

- Businesses Nearby:
  - On the Same Property: Dentist office
  - To the West: Veterinary Office and Post Office
  - To the South: Dairy Belle and Flower Shop
  - To the North: Across the Street (Fremont Ave.) Fremont H.S.
  - To the East: Across the Street (Sunnyvale-Saratoga Rd.) Shell Gas Station, 24 Hours Fitness, Restaurants

- Market Served: All families in need of child care
- Area Served: Surrounding residential areas and businesses
- Hours: Monday to Friday 7:00am to 6pm
- # of Children: 52 children or more
- Ages: 1 mo. to 6 yrs old

- Services offered:
  - Infant Program
  - Preschool Program
  - Toddler Program
  - Breakfast, Hot Lunch and Snacks
  - Enrichment Programs

- 7 teachers and directors

- Teacher/Kids Ratios:
  - Preschoolers (1 : 12)
  - Toddlers (1 : 6)
  - Infants (1 : 4)

- Parking Needed: 11 Spaces

- Drop Off Time: 7am to 10am

- Pick Up Time: 4pm to 6pm

- Daily schedule (Please see attached)
  - Outside time will be kept at minimal
  - Separate outside time will be scheduled for each class

- Rules will be made and enforced on noise, parking, safety and traffic.

- Bathroom Facility Usage:
  - There will be 4 toilets and 4 sinks for children's use downstairs
  - Staff will be using toilets and sink upstairs as staff's break room

- Sq Foot:
  - 2000 Sq Ft downstairs (2000sq ft / 35 sq ft = 57 kids)
  - 500 Sq Ft upstairs (Staff Only)

- Indoor Usage:
  - The Plan is to keep the space open without too many permanent walls. Therefore, furniture will be strategically placed to divide the room into learning, dramatic play, science, library, art, crafts, blocks, kitchen and other creative play centers.
  - Part of the space will be used as a nursery for infants
  - Front entrance area will be used for cubbies and "welcome" area.
  - Upstairs will be used for storage purposes

- Courtyard Usage:
  - Cushion material will be used for ground covering under and surround the play structures.
  - Medium sized age-appropriate play structures will be put in.
  - A tricycle path will be put in for wagons and bike riding
  - Small sand, water play area will be set up in the corner with appropriate covers
  - Bench and chairs will be set up for outdoor picnics
  - Canopies will be set up for sun protection
  - Small garden/grass area will be set up for hands on gardening activities

- Front of Building Usage
  - Parking, drop off, pick up
  - Approved signage display
- PRC Comments:

- Maximum enrolled number of Children: 52 Kids (and no more)
  - Age group will be between Birth to 6yrs
  - 36 kids will be (3 to 6 yrs old)
  - 12 kids will be (18mos to 3 yrs old)
  - 4 kids will be (Birth to 18 mos)
- There will be a max. of 7 employees including all support staff
- Regular Hours of Operation:
  - 7am to 6pm Monday to Friday
- Occasional classes/meetings on evenings and weekends
  - Weekday Enrichment classes from 6pm to 8pm
  - Staff Meetings from 6pm to 8pm (once a month)
  - Weekend Enrichment classes from 9am to 8pm
  - 1 or 2 Staff Member could be on site afterhours for enrichment classes or paperwork
- Total square feet age used by school only will be close to 2,500sq ft(This is a portion of the entire building, entire building is about 4,500 Sq Ft.)

  - Includes almost 2,000 sq ft. downstairs
  - And 500 sq ft upstairs
  - Existing Dental Office in Suite #2 WILL remain on site and continue operation.
    - Dental office's total square footage is about 2000 Sq Ft
- Students will NOT be allowed on the 2nd floor at anytime.
- Staff will be allowed on the 2nd floor to use the restroom
- Required Fire extinguishers will be purchased
- No exterior changes will be made to the building
  - Playground for the kids will be at the court yard

- Parking
  - There are a total of 21 parking spaces.
    - Total 5 Compact, 1 Handycap and 15 Standard
    - The School will use 11 parking spaces
      - 3 compact
  - 2 Compact will be Limited to ONLY 10 mins of used for Pick up and Drop off only during Peak Hours (8am to 9am and 4:30pm to 5:30pm)

Justification Form

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as...

Background

Name of project: Commercial Child Care Center (Montessori International School)

Project Location: 1301 Sunnyvale-Saratoga Road. #1 Sunnyvale, CA (Corner of Saratoga-Sunnyvale Road and Fremont Ave)

Benefits

Due to the increase need of two income households, many moms have to return to work before their children is 1 yr old. The center addresses the needs of this changing society. It helps lays the foundation of families, our city and our society...

- The center will provide parents a safe place for their children while they are at work.
- Therefore, allowing the parents to concentrate on their work fully and contribute to the society.
- By offering child care either close to parents' home or work, this keeps families from moving away from Sunnyvale or relocating their work elsewhere.
- This will help local business in attracting employees

- This will contribute to local economy's growth and keep the real estate market stable.

Our center will be providing high quality preschool programs for children...

- The center will provide children for school in terms of reading, writing, math skills etc...
- The center will make sure that children are physically, emotionally and socially ready to move on in their education.

Our center is conveniently located therefore making drop off and pick up easy for the parents...

- The center is located near residential neighborhoods and not too far from business. Parents can swing by picking up their children, do grocery shopping, stop by the post office, exercise then go home all in one trip.

Potential Problems

Traffic: As stated earlier in 'Background,' the subject site is located at the corner of Sunnyvale-Saratoga Road and Fremont Ave. The center would develop its schedule to minimize possible traffic and conflicts at arrival and departure times with Fremont H.S. students and also with the AM/PM peak hours. With the half circular drive way entering on Fremont Ave and exiting on Sunnyvale-Saratoga Road, it will help the flow of traffic.

Parking: According to parking requirements 1 parking space for every 12 children and 1 for every staff member. The parking spaces are located in a manner of readily and safely utilized by the customers and staff. In addition, the applicant is requesting the customers to agree to a 10-minute time for drop-off and pick-up.

Noise: The fact that the surrounding businesses are mostly noise tolerant will help the operation of a childcare center. The center will also make it a school ground rule that the children or parents should not yell or scream anywhere on the premise. Outside playing time will be limited to an agreeable time and duration per day. Only a portion of children will be allowed outside at a time for noise level and safety control issues.

Safety: All staff members will be required a criminal background check at the time of employment, therefore, no significant impact on safety concerns in the area.

Conclusion

As a result of the traffic and safety issues that have been brought up, the center sees no significant traffic or safety impacts that could be caused by the proposed Child Care Center.

After going through the permit and licensing process and following the regulations set forth by the California Department of Social Service, Community Care Licensing Division for Commercial Child Care Centers, Fire Marshall for the Sunnyvale, can contribute positively to a child's development, are an essential service for working parents and offers neighborhood-based care in the City of Sunnyvale. It is firmly believed that the benefits will out weight any problems that the center might bring.

Daily Schedule

7:30am - 8:30am	**I Choose!**	Arrival/Check-In/Open Centers
8:30am - 9:00am	Breakfast	
9:00am - 9:30am	**Circle Time**	Welcome, Schedule Review, Show and Tell, Share Day, Theme, Group discussion, Calendar, Attendance, Weather, Jobs, Schedule
9:30am - 9:45am	**Story Time**	
9:45am - 10:00am	Morning Snack	Bathroom/Wash Hands/Hygiene Check (Diaper Change)
10:00am - 10:30am	**I Think I Can!**	(Math and Manipulative)
10:30am - 11:30am	**Fun under the Sun!**	GO! GO! GO!
11:30am – 12:00pm	**Wonders of Words!**	(Language Enrichment)
12:00pm - 12:30pm	Lunch	Bathroom/Wash Hands/Hygiene Check Lunch Preparation, Clean up (Diaper Change) Dismissal for AM Session
12:30pm - 2:30pm	Nap/Quiet Time	Soft Music (Time Varies according to needs)
2:30pm – 3:15pm	Wake Up Afternoon Snack	Bathroom/Wash Hands/Hygiene Check (Diaper Change)
3:00pm - 4:00pm	**Learning Center ***	Stories and Library, Blocks/Puzzle, Music/Sound, Friendship/Social Skills, Pretend Play,
4:00pm - 4:30pm	**Learning Center ***	Gym/Dance, Math/Manipulative, Arts/crafts, Science/Sensory/Nature, Language/Writing,
4:30pm -5:15pm	Outdoor Free Play	Play Ground, Supervised activities: Coloring, Painting
5:15pm - 6:00pm	Indoor Free Play	Open Centers/ Clean up/ Pack up (Diaper Change)

ATTACHMENT G

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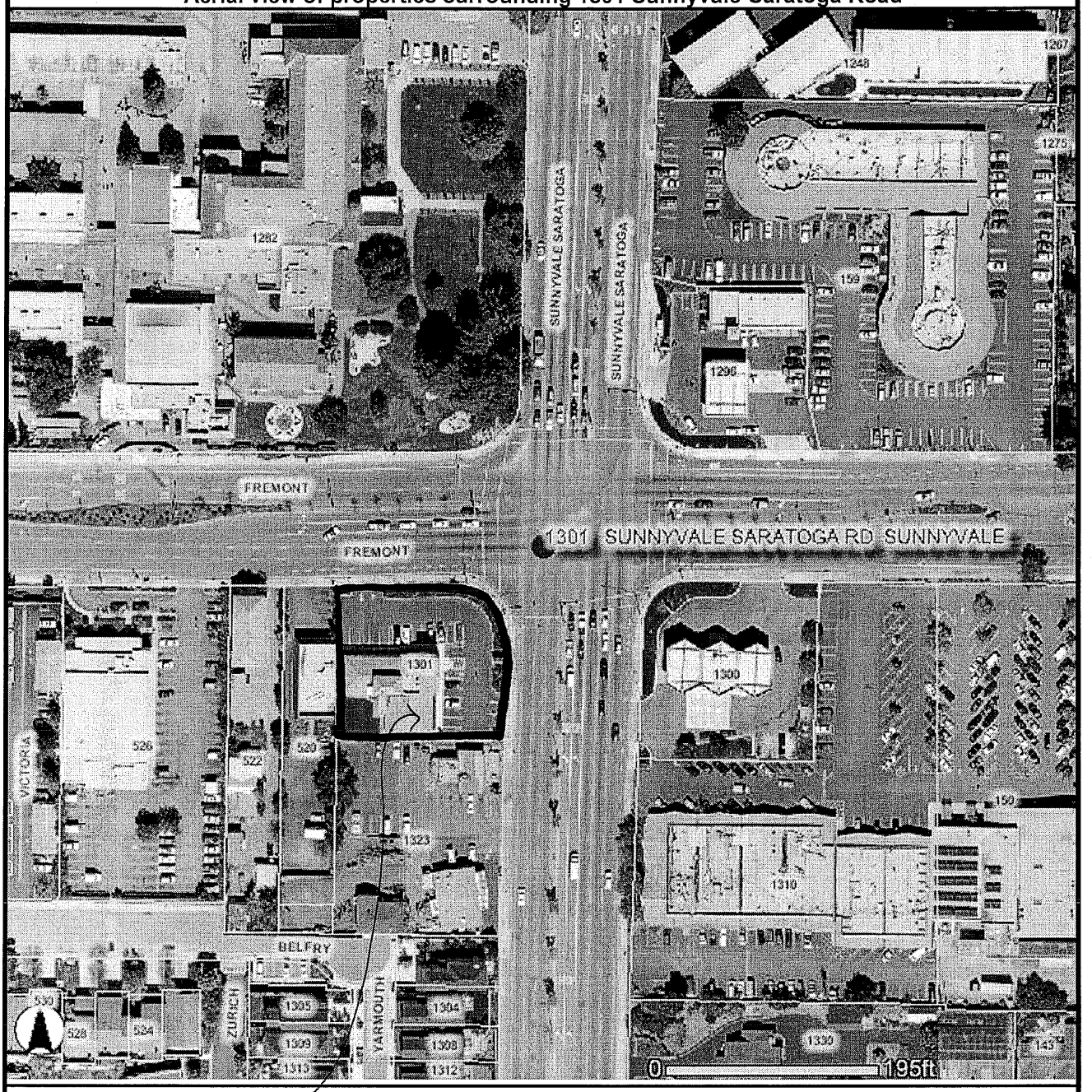
Aerial view of properties surrounding 1301 Sunnyvale-Saratoga Road



SUBJECT PROPERTY AT 1301 SUNNYVALE- SARATOGA RD.