



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

July 30, 2008

SUBJECT: **2008-0684 – Resurrection School** [Applicant] **Roman Catholic Welfare Corp Of San Jose** [Owner]: Application for a property located at **1395 Hollenbeck Avenue** (at Cascade Dr.) in a P-F (Public Facility) Zoning District.

Motion Use Permit to allow installation of a portable classroom on the school grounds.

REPORT IN BRIEF

Existing Site Conditions Church Site with Parish Center and Classrooms

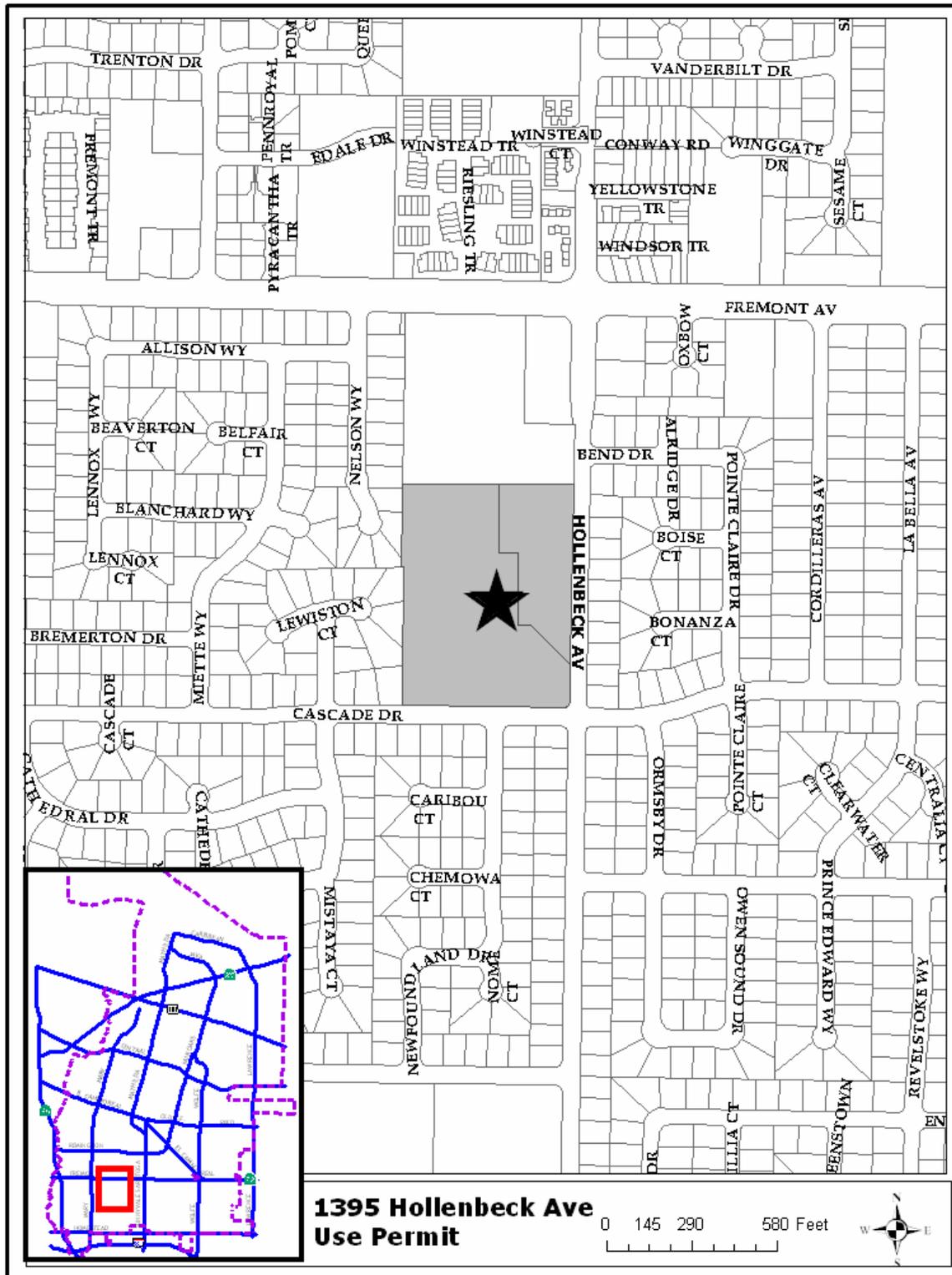
Surrounding Land Uses

North	Public Facility
South	Low Density Residential
East	Low Density Residential
West	Low Density Residential

Issues Aesthetics and Compatibility with Surroundings

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Schools	Schools	
Zoning District	PF	same	none
Lot Size (s.f.)	436,471	437,431	none
Gross Floor Area (s.f.)	41,113	42,073	none
Floor Area Ratio (FAR)	9%	9%	45%
No. of Buildings On-Site	8	9	---
Setbacks (For Proposed Structure Only)			
Front	n/a	371'	20 min.
Left Side	n/a	45'	6 min.
Right Side	n/a	443'	15 min.
Rear	n/a	356'	20 min.
Parking			
Total Spaces	175	175	42 min.
Accessible Spaces	6	6	6 min.
Aisle Width (ft.)	23'	23'	12 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS**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
2001-0097	Installation of a temporary classroom building on an existing school site	Admin/Approved	3/28/01
2001-0568	Two temporary classroom trailers in conjunction with approved construction	Staff/Approved	9/15/01
2002-0346	Construction of 2 temporary portable classroom structures in an existing church facility	Admin/Approved	6/12/2002

Description of Proposed Project

This application is for the construction of one temporary classroom structure at an existing church site. This modular classroom would provide classes 8:00 a.m. – 3:30 p.m., Monday thru Friday. The classroom structure will be utilized for a maximum of four years or until enough funds are raised to provide for a permanent classroom onsite (which would require a separate use permit).

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Section 15303 of the CEQA Guidelines categorically exempts limited numbers of new and small facilities or structures including commercial structures less than 10,000 square feet in an urbanized area.

Use Permit

Use: The proposed temporary classroom structure is located to the west side of the site. This building will be in use for a maximum of four years to accommodate the increase of student enrollment.

Site Layout: The current site consists of the Parish Center, church, and parking located to the right from Cascade Avenue. The athletic fields, rectory, and classrooms are located to the left side. The proposed project would be situated to the left of the existing classrooms and obscured from view from Hollenbeck Avenue.

The following Guidelines were considered in analysis of the project site design.

Design Policy or Guideline (Site Layout)	Comments
<i>A1 New projects shall be compatible with their surrounding development in intensity, setbacks, building forms, material, color, and landscaping</i>	The proposed building is consistent with existing building heights on site and will be painted a similar color.

Architecture: The proposed architecture is typical of a temporary classroom structure and will be painted to match the current school buildings. Due to the location behind existing classrooms, there will be no visibility from Hollenbeck Avenue. The structures will blend in with the main structures on site, as well as the surrounding residential neighborhood.

The following Guidelines were considered in the analysis of the project architecture.

Design Policy or Guideline (Site Layout)	Comments
<i>D4 Accessory buildings shall be proportional to the main structures in size and bulk. Avoid dominating site areas by accessory buildings</i>	The temporary modular building is appropriately located at the rear of the site and has minimal visibility from adjacent properties. The buildings do not compete in size or bulk with the main structures on site.

Landscaping: The proposed site meets current landscaping requirements. The classroom structure will be located at an unused playground/garden area located at the west side of the site. This area will be cleared of weeds, topped with bark, and planters will be installed in front of the structure.

The classroom location currently has 2 protected heritage trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The plans for this project include preserving both trees. The tree closest to the proposed modular building will need to have one limb cut and several branches trimmed. The City Arborist states that as long as no excavation is done around the roots, the tree will remain in sound condition. In order to protect existing trees during the construction, a tree protection plan is required, per Condition of Approval #6, prior to issuance of a building permit.

The following Guidelines were considered in analysis of the project landscaping.

Design Policy or Guideline (Landscaping)	Comments
<i>A2 Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects (Tree Preservation Ordinance)</i>	Two existing trees will be protected at the rear of the site. Additional landscaping will also be provided in front of the structure.

Parking/Circulation: Existing parking is adequate for the proposed use. There is a parking lot with a total of 175 parking spaces with entry and exit accessible from Hollenbeck Avenue. It exceeds the minimum parking requirement, where only 42 spaces are required. There are 126 marked spaces along Hollenbeck Avenue, plus 47 to the north of the Parish center.

Compliance with Development Standards/Guidelines:

The proposed project meets current development standards, as stated in the above sections.

Expected Impact on the Surroundings:

It is anticipated that the project will not cause a negative impact on the surrounding area. The school use has existed on the site adjacent to the residential community for many years. There is adequate parking. Residences are located approximately 50 feet west of the proposed classroom. To insure there are no problems with noise or parking, no children are to be dropped off or picked up along the residential properties as a condition of approval (Condition No. 7).

Fiscal Impact

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

Public Contact

One phone call was received by an unidentified community member with concern about the visibility of the proposed classroom from Hollenbeck Avenue and Cascade Avenue.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 36 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Alternatives

1. Approve the Use Permit with conditions as recommended by staff
2. Approve the Use Permit with modifications
3. Deny the Use Permit

Recommendation

Alternative 1

Prepared by:
Laura Gurney
 Project Planner

Reviewed by:
Andrew Miner
 Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Photographs

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as discussed below:

Community Design Sub-Element: Policy C.5.f *Encourage new construction to be designed so that it minimizes the impact on the privacy of adjoining residential properties.*

Impacts caused by the approved project are limited to the four-year time frame for which this facility is operated. The new buildings will not cause any additional noise or traffic impact to surrounding neighborhood.

Land Use and Transportation Element: Policy N.14.3 *Encourage multiple uses of some facilities (e.g. religious institutions, schools, social organizations, day care) within the capacity of the land and roadway system.*

The modular buildings allow the church site to conduct educational programs with the increase of students. The subject property can support the variety of uses due to site layout and design.

The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District as the project allows the facility to maintain its current ability to provide instructional uses while the site is concurrently upgraded. The proposed project will not measurably intensify the parking on site or negatively impact surrounding properties.

Conditions of Approval - 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:

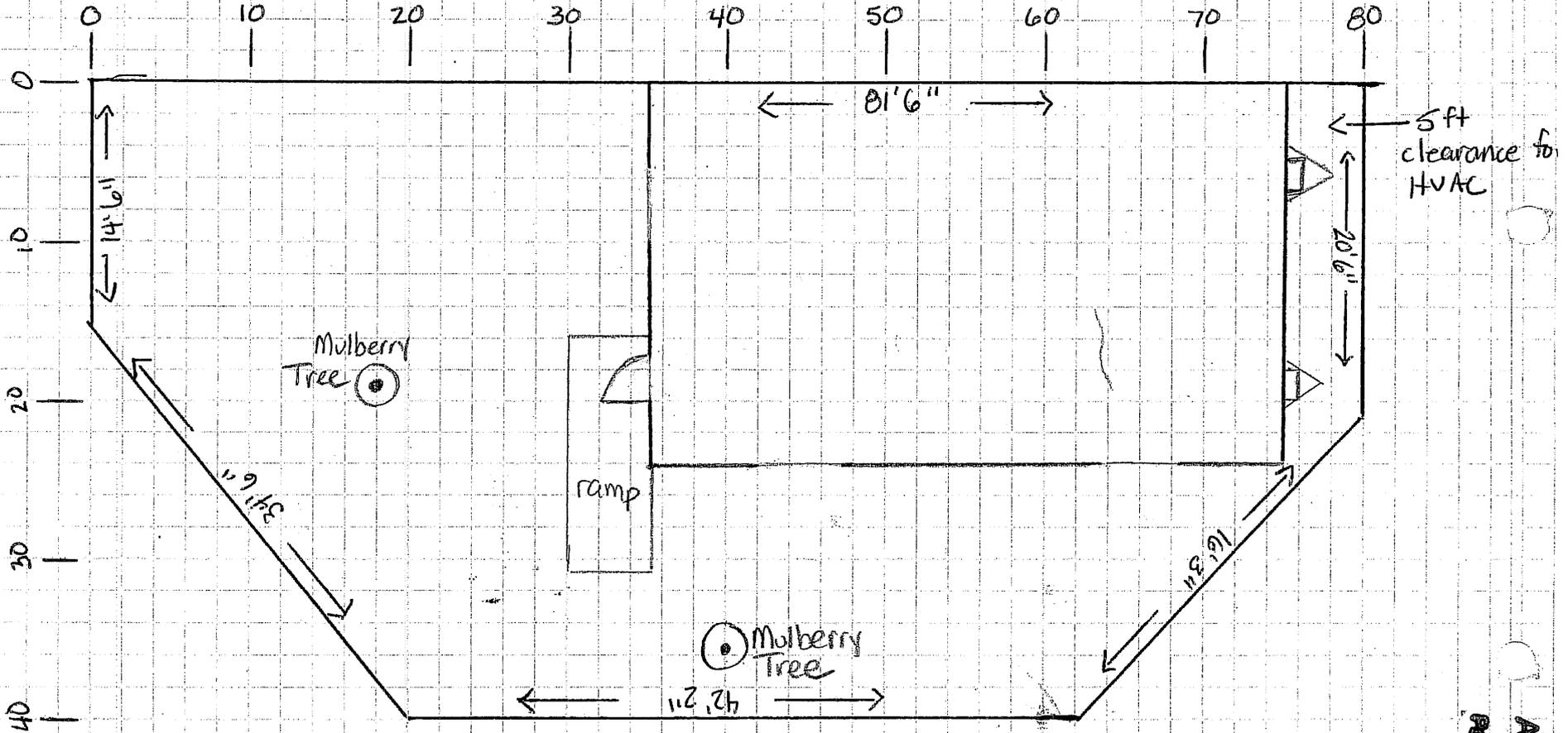
Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
2. The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
3. The Use 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.
4. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Commission or City Council) .
5. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
6. A tree protection plan for existing significant trees over 38 inches in circumference shall be reviewed and approved prior to issuance of a building permit.
7. The School Director shall be responsible for monitoring that any students attending the school are not being dropped off or picked up along the west side of the property, adjacent to residential properties.
8. The fire lane is located to the west of the proposed modular classroom. Therefore, no vehicles shall be authorized to stop or park there, with the exception of emergency vehicles.
9. Prior to issuance of building permits, complete and submit an impervious surface data form for review by Planning.

Church of the Resurrection School

1395 Hollenbeck Avenue

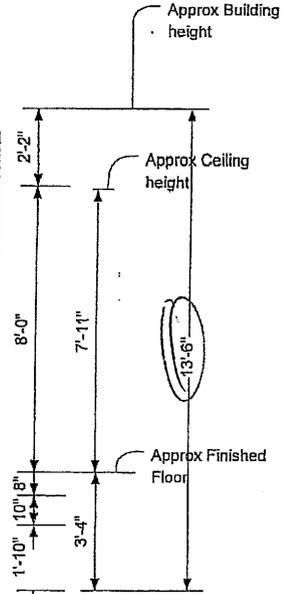
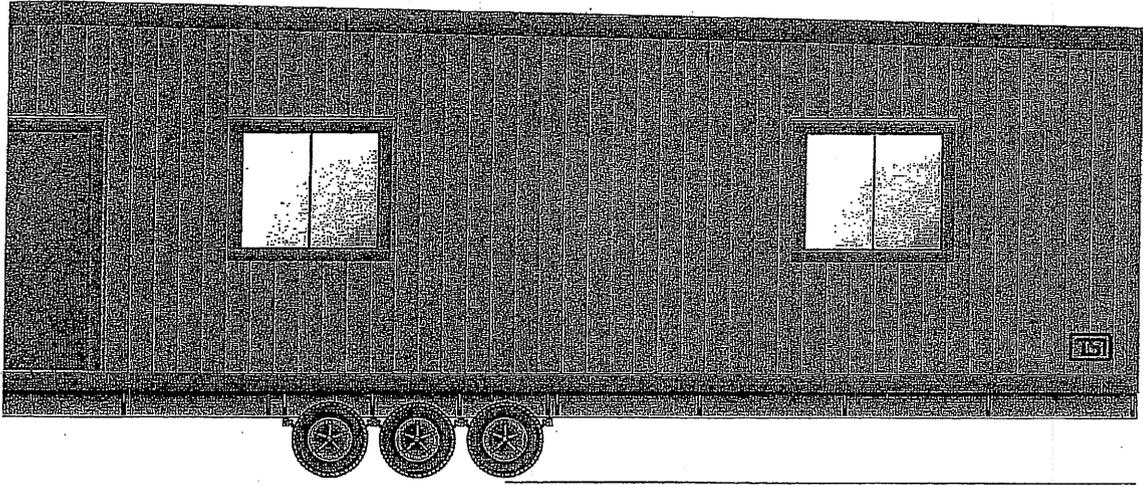
Sunnyvale, CA 94087



Proposed Site with Portable classroom
6/26/08

Scale = 1" = 10'

ATTACHMENT
Page 2 of 3
C





June 26th, 2008

City of Sunnyvale Planning Division
456 W. Olive Avenue
Sunnyvale, CA 94087

Planning and Building Division:

Church of the Resurrection School is a private Catholic elementary and middle school serving students in Junior Kindergarten through 8th grade. The school is seeking to install a portable single classroom building on the school grounds for a period of 3-4 years to serve the increased number of junior high students currently enrolled and the projected numbers based on our elementary grades for the next 3-4 years. Enrollment has increased from 269 students to 290 students in the past 9 years.

Long-range plans for the school include a capital campaign program to raise funds to include a permanent classroom on the site. Until that goal is achieved, the need for space is required at this time, thus the request for a portable unit.

Project:

The school has identified an old garden/playground site that is currently fenced in and not being used. This site is located next to the current Junior High building and is not visible from Hollenbeck Avenue and slightly visible from Cascade Avenue. The building will be painted to match the current school buildings.

1. The school is working with Mobile Modulars out of Livermore, and is looking to lease a DOH (Department of Housing and Community Development) 24' x 40' portable classroom installed on a seismic pier and pad foundation. The unit will be skirted.
2. The portable arrives with (2) HVAC units, carpeting, and whiteboards.
3. Electrical support for the portable will be supplied from an existing classroom building located near the portable site. Two 100 amp panels- 208V are required for the portable. An electrical company has reviewed the current electrical configuration and has determined that the two panels can be fed from the nearby classroom. It is yet to be determined if the electrical will be aerial fed or trenched to the site. Load calculations for the building include HVAC, receptacles, and lighting. A wireless classroom speaker for school announcements will be installed and the clock is run on batteries.
4. Fire Alert, the school's fire alarm support company, has not yet visited the site but is scheduled to review the site plans to include adding a horn and pull down box.
5. Because of the temporary nature of this building, there are no plans to bring water to the site.
6. The fire lane is at 27 feet with 5 feet additional access on the portable classroom side and 17 feet from the property line to the fire lane.

A Well-Rounded Catholic Education

1395 Hollenbeck Avenue ■ Sunnyvale, CA ■ 94087
(408) 245-4571 ■ Fax (408) 733-7301 ■ www.resparish.org

7. There are two mulberry trees located in the fenced in area. Both trees were measured and are considered "protected" according to the City guidelines. The tree closest to the building will need to have 1 limb cut and several branches trimmed. Ray Morneau, ISA certified arborist was consulted over the phone and indicated that as long as there was no major excavation around the tree roots, the hardy mulberry tree would be fine. Since the foundation for the portable is surface mounted, minimal or no excavation is required.
8. Upon approval, the site is scheduled to be graded, and a rock base provided for the pier and pad foundation. The remaining open area space will be cleared of weeds and topped with bark. Planters will be installed in front of the building to soften the look.
9. The school grounds were updated and permitted last year when the student restrooms were renovated. Two new ADA restrooms were installed, and the parking lot adjusted to accommodate new ramping for ADA and a ramp was installed on school grounds for a clear path to the classrooms from the parking lot.
10. An ADA ramp will be built to code by school parents (contractors) for access to the portable classroom.

Included with this report are:

1. Public Hearing Application
2. The written description of the project (above)
3. 12 copies of the school's current site plan
4. 12 copies of the proposed location including
5. Justification
6. A sample pier and pad foundation for a 24' wide commercial coach DOH building
7. A preliminary floor plan of the unit prior to refurbishing at the Mobile Modular plant. Doors and windows can be easily relocated on the unit.
8. Project Data Sheet
9. Special Development Permit/Use fee of \$1,282.00

If there are any questions regarding this project, contact information is as follows:

Anne Crowley

Resurrection School

1395 Hollenbeck Ave.

Sunnyvale, CA 94087

(408) 245-4571

(408) 203-9990 cell (best way or via email for contact through summer as school offices are closed during July)

acrowley@resparish.org

Thank you for considering this much needed project,

Sincerely,



Sr. Georgianna Coonis, SND

Principal



Proposed classroom site taken from west side of property