



CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

April 29, 2009

File Number: 2009-0189

Permit Type: Use Permit

Location: 445 Mary Avenue (near Valencia Ave.) (161-40-004)

Applicant/Owner: Crosswalk Church / First Baptist Church Of Sunnyvale

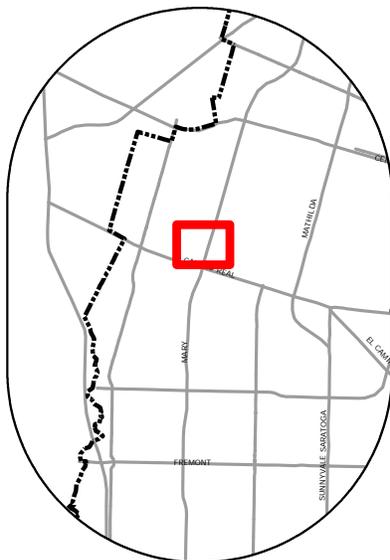
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

Project Description: To allow a new 1,060 square foot modular classroom to replace an approximately 740 square foot fire-damaged classroom at the elementary school of Crosswalk Church.

Reason for Permit: A Use Permit is required for the replacement larger modular classroom building

Issues: Landscaping, Architecture

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
Existing Use	Church & School	
General Plan:	Residential Medium Density	Same
Zoning District:	Public Facility	Same
Total Sq. Ft. on Site:	26,176	27,236
Floor Area Ratio	24%	25%
Classroom Building Sq. Ft.:	740	1,060
Parking:	104	Same
Landscaping	25,438	24,956

Previous Planning Projects related to Subject Application: A 720 s.f. temporary classroom was approved through a Miscellaneous Plan Permit in December that replaced the classroom which burned down. That permit is set to expire in May of 2009. Various temporary classroom buildings have been permitted and built over the past 25 years.

Use Description: The proposed modular building would be used for a classroom. A smaller building had burned down at the same location. The new building also allows an office to be relocated in this building and would offer more security for students checking in. The building enables office space for the principals, which are currently located in the church office building elsewhere on campus.

Expected Students / Customers: The new classroom will hold the same amount of students as the previous classroom. The school has 93 elementary students, 11 teachers, 3 playground supervisors, and three administrators. The pre-school contains 101 children, 11 teachers and 5 support staff.

Site Plan: The campus is shown in Attachment B, contains 16 classrooms, an administrative office, a teachers' lounge, and a computer room. The church use which contains a sanctuary and multi-purpose building is located adjacent to Mary Avenue at the eastern portion of the site. Vehicular access to the site is taken from Valencia Avenue. The parking area is located entirely at the western portion of the site.

The proposed modular building is located centrally on-site between existing classroom buildings and the church sanctuary. This larger building will result in approximately 482 s.f. of decreased landscaping with lawn and shrubs being removed. The site already exceeds the required 20% landscaping for the site; however, staff is requiring replacement landscaping of the same amount be replaced somewhere on site (Condition of Approval #3A). The new landscaping

location shall be shown on plans prior to approval of a building permit for the proposed structure.

Floor Plan: Approximately half of the building will be utilized for the classroom, with additional areas devoted to two office areas and a reception. A floor plan is located on page two of Attachment B.

Exterior Changes: The proposed building matches the architectural theme of the other buildings on-site with matching vertical wood siding and composition roof material. The building will include three windows on each of the north, south and west elevations. Exterior doors are also included along each elevation except the south facing side.

Parking: Since the proposed building use would not increase student capacity for the school, no increase in parking requirements apply. The most recent Use Permit for the property site notes that the provided 104 spaces are sufficient. The previous permit notes that differing hours of operation of the church and school enabling parking to be met. Sunnyvale Municipal Code specifies parking requirements for school uses on either on number of classrooms or students depending on the age group.

Public Contact: 231 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 14 (minor additions to schools that do not increase student capacity) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Made)*

Land Use and Transportation Element

Action Statement N1.1.1 – Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

Land Use and Transportation Element

Policy N1.14 – Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.

Staff was able to make the findings since the proposed use meets the General Plan guidelines described above.

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 the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Made*)

The proposed use will ensure that the general appearance, and not impair existing uses or adjacent properties. The project is expected to have minimal impact on surrounding properties as it is located towards the middle of the campus the new classroom and will be only visible from the public street from the south facing Valencia Avenue. Impacts should be limited to noise caused during the initial construction phase of the use. As no increase in student capacity for the use is proposed, no additional traffic impacts should result.

ALTERNATIVES:

1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment A.

Reviewed by:

Steve Lynch

Senior Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Site Photos

Standard Requirements

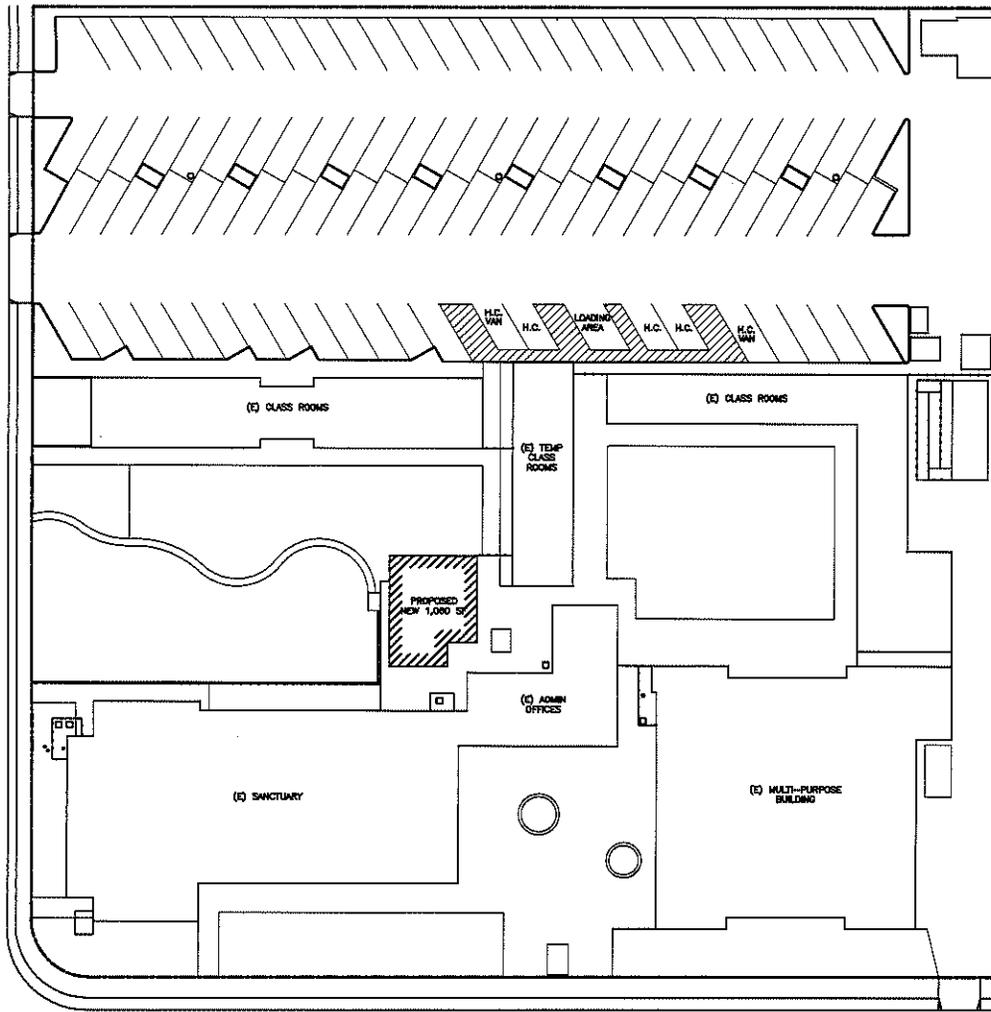
The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised:** The Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.
- D. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

Recommended Conditions of Approval

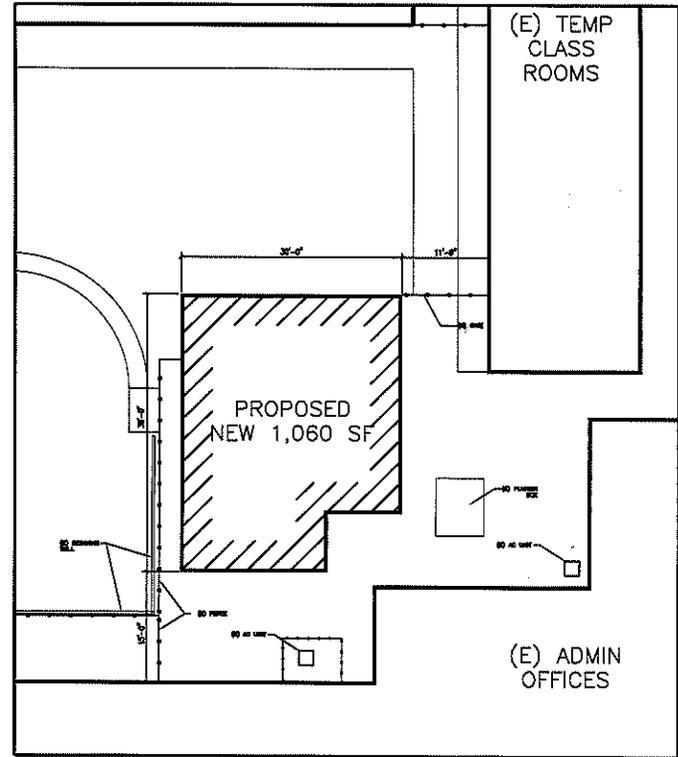
In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

- 1. **Project Conformance:** Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- 2. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- 3. **Landscape Plans:** Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - a. Replace the 482 s.f of landscaping displaced by the modular building. This landscaping shall be shown on plans prior to approval of a building permit.



1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



2 ENLARGED AREA OF PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

ATTACHMENT
Page 2 of 3



BARRY SWENSON BUILDER
 ARCHITECTURAL SERVICES
 777 North First Street,
 Fifth Floor,
 San Jose, CA 95112
 Tel: (408) 237-0248
 Fax: (408) 287-2538

Consultant:

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NEW CLASS ROOM ADDITION
 CROSSWALK CHURCH 445 S. MARY AVE.
 SUNNYVALE, CA 94086

PROPOSED SITE PLAN



10 MARCH 2009

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 31

A2.1

