



CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

June 16, 2010

File Number: 2010-7323

Permit Type: Special Development Permit

Location: 404 E. Evelyn Avenue (near S. Bayview Ave.) (209-04-052)

Applicant/Owner: Samuel and Shirley Braeman / Shirley and Samuel Braeman Trustee

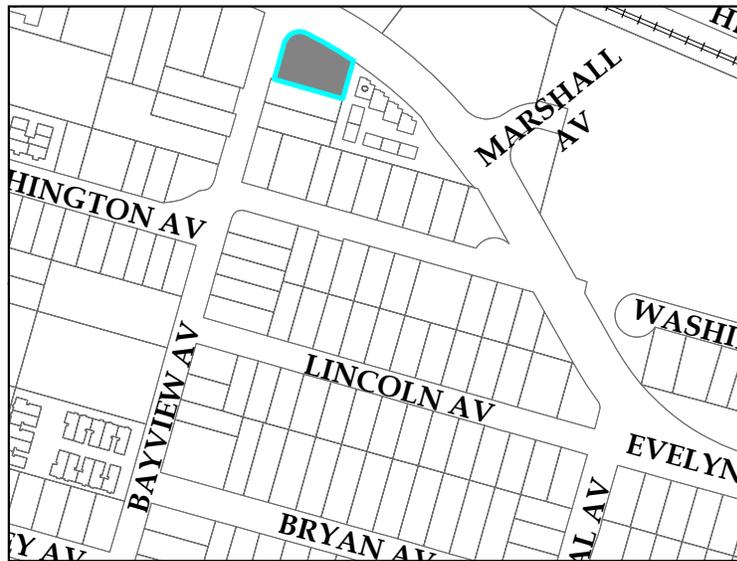
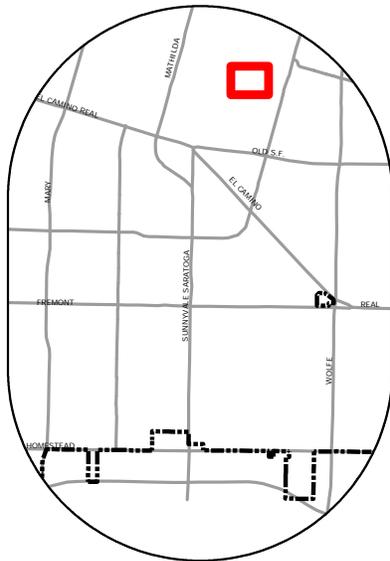
Staff Contact: Noren Caliva, Associate Planner, (408) 730-7637

Project Description: Special Development Permit to allow a commercial child care center for up to 30 children in an existing 1,380 square foot building.

Reason for Permit: A Special Development Permit is required for child care uses within the Downtown Specific Plan Block 5 Zoning District.

Issues: Parking, circulation, noise and compatibility with neighborhood.

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Downtown Specific Plan	Same
Zoning District:	DSP Block 5	Same
Lot Size:	11,400	Same
Total Sq. Ft. on Site:	2,344	Same
Tenant Sq. Ft.:	1,817	Same
Parking:	8	7
Total Landscaping	5,200 (46% of lot size)	5,100 (45% of lot size)

Previous Planning Projects related to Subject Application: The existing site was developed in 1939 with three buildings, two of which were built as homes and one as a detached parking garage. Neither the buildings nor site are considered historic resource. The larger main building (closest to Bayview Avenue on the west side) was later converted into a retail use (Shorts Rubber Stamps and Braeman Trophies) in 1980 (File #3143), and was originally leased with the detached garage. The main building was then converted into a real estate office (Kapowich Real Estate) in 2006 and was vacated earlier year. The smaller building along the east side continues to be used as a residence.	Yes
Neighborhood Preservation Complaints:	No
Deviations from Standard Zoning Requirements:	No

Use Description: The applicant is proposing to utilize the entire 1,380 square foot main building as a child care facility (Boost Up Kids Academy). The existing 437 square foot detached garage will also be used by the applicant to satisfy parking requirements. No modifications are proposed to the existing 527 square foot home along the east side of the property, which is currently occupied and separated from the main building and detached garage by an existing fence.

Hours of Operation: The proposed facility would operate Monday through Friday from 7 a.m. to 6:30 p.m.

Expected Students / Customers: A maximum of 30 children and three employees are proposed to be on-site at a given time. Children will range in age from two-month old infants to school age children.

Floor Plan: The proposed floor plan includes two “day care rooms”, two bathrooms, storage/hallway areas, and counter space with a sink. A refrigerator would also be installed to store prepared food for children and

employees. No cooking facilities are proposed at this time. An enclosed outdoor play area would be provided along the south property line and is subject to State requirements for child care uses. Future installation of outdoor play structures (utility buildings) may require a separate permit and is subject to Sunnyvale Municipal Code (SMC) Chapter 19.40 requirements (Attachment B).

Noise: The proposed outdoor play area would be located along the south property line abutting the side and rear yards of an existing single-family home along Bayview Avenue. Although the noise generated by children in the outdoor play area is not regulated by the City's noise requirements contained in SMC 19.42.030, staff anticipates that the noise impacts to the neighboring residents would be minimal, as the use occurs during daytime hours only and is not directly adjacent to habitable areas of the adjacent home.

Exterior Changes: No modifications are proposed to the building exterior at this time. All existing and new signs will be subject to current sign regulations contained in SMC 19.44 and design guidelines (Attachment B).

Site Upgrades: The change of use triggers the need for several site upgrades as determined by various City departments, including (Attachment B):

- Building Safety Division (interior and exterior seismic safety and handicap accessibility upgrades),
- Fire Prevention Division (new fire extinguishers, automatic fire alarm, fire hydrants, fire access and knock box),
- Department of Public Works (upgrade driveway along Evelyn Avenue to City standards).

Parking / Circulation: The existing site (excluding the residence along the east side) contains two covered parking spaces within the detached garage and six surface parking spaces, for a total of 8 parking spaces. The applicant proposes to remove one surface parking space to accommodate a handicap accessible space. SMC 19.46.050 requires child care facilities to provide one space per 14 children and one space each employee, for a total of six parking spaces. The proposed project meets the minimum parking required by providing a total of seven on-site parking spaces. As conditioned by staff, the two garage spaces shall be used by employees.

The existing surface parking spaces are configured at a 45 degree angle and served with a one-way drive aisle. The applicant proposes to improve the circulation of this site by reconfiguring the spaces at a 90 degree angle with a two-way drive aisle. Staff finds that this modification to the parking lot configuration will improve the circulation of this site. Staff has conditioned that the applicant continue to work with staff on a final parking and circulation plan to ensure compliance with City standards prior to issuance of a building permit (Attachment B).

Drop-off / Pick-Up: The surface parking spaces in front of the facility will be designated as the drop-off and pick-up areas. The applicant estimates that drop-off and pick-up times will be generally staggered, with the peak hour occurring from 8 a.m. to 9 p.m. where up to eight children are expected to be dropped-off (Attachment E). As conditioned by staff, at least one employee shall direct vehicles in the parking lot during drop-off and pick-up times. No vehicles shall obstruct the driveway or restrict accessibility of the residential unit on the lot (Attachment B).

Landscaping: In order to modify the drive aisle and parking spaces, approximately 100 square feet of landscaping would be removed from the landscaping area along the street corner. The resulting total landscaping on this site would be approximately 5,100 square feet (45% of the lot). The proposed landscaping exceeds the minimum 2,280 square feet (20% of the lot) landscaping required in this Zoning District.

The applicant also proposes to remove several existing juniper bushes and replace with new groundcover and shrubs. The applicant is required to submit a landscape and irrigation plan (prepared by a certified professional) and must comply with requirements contained in SMC 19.37, including water-efficient landscaping and irrigation if 1,000 square feet or more of landscaping is rehabilitated (Attachment B).

Trash Enclosure: Solid waste and recycling is currently collected in roll-out carts that are screened behind an existing 4-foot tall lattice enclosure fronting Bayview Avenue. The City's Solid Waste Coordinator expects that the solid waste and recycling generated by the proposed use will be greater than the previous office user. As conditioned by staff, the applicant is required to upgrade the existing trash service and enclosure to accommodate expected solid waste and recycling demand and shall meet the City's standards (Attachment B).

Public Contact: 152 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. In addition, two outreach meetings were held on-site on Thursday, May 27th and Saturday, May 29th to provide information to the surrounding residents within 300 feet of the site. The applicant collected eleven signatures from neighbors showing support for the project during the outreach meeting. Fourteen letters of support were also submitted from current customers not living in the immediate neighborhood (Attachment F).

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Special Development 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.

Land Use and Transportation Element

Goal C4 Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.

Policy

C4.1 Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Action Statement

C4.1.3 Promote commercial uses that respond to the current and future retail service needs of the community.

The proposed use provides a needed service for residents and employees within the City in an area that can accommodate the proposed use. The proposed child care facility will add to the City's mixture of uses and is consistent with the City Council's policy to support child care uses where appropriate.

Staff was able to make the findings as the project meets the 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.

The proposed site upgrades will improve the aesthetics of this property and is compatible with surrounding uses. The project meets all development standards and is expected to have minimal impacts on parking, traffic and noise.

The project is expected to have minimal impacts on surrounding properties.

ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:

Shaunn Mendrin

Senior Planner

Prepared By: Noren Caliva, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant
- D. Special Development Permit Justification Form
- E. Drop-off/Pick-up Plan
- F. Petition and Letters in Support

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
Planning Application 2010-7323
Special Development Permit to allow a child care center.**

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. USE EXPIRATION - The approved Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)
3. PERMIT EXPIRATION (Ordinance 2895-09) - The Special Development 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. [SDR] (PLANNING)

4. STATE LICENSES: Comply with all requirements for child care centers and obtain necessary licenses as applicable by the State Department of Social Services. [SDR] (PLANNING)
5. COMPLY WITH OR OBTAIN OTHER PERMITS: The applicant is required to obtain all necessary permits from the Building Safety Division, Department of Public Safety, Department of Public Works. [SDR] (PLANNING)

THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

6. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
7. RESPONSE TO CONDITIONS OF APPROVAL – A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]
8. NOTICE OF PROJECT RESTRICTIONS – A Notice of Project Restrictions shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Project Restrictions shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Project Restrictions. This Condition shall be satisfied prior to issuance of Building Permit or 60 days of this approval. [COA] [PLANNING]

9. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
10. PARKING AND CIRCULATION PLAN – A final parking and circulation plan shall be reviewed and approved by the Director of Community Development and shall ensure compliance with City standards. Garage parking spaces shall be designated as employee parking. [COA] [PLANNING]
11. LANDSCAPING – Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development. [COA] [PLANNING]
12. SOLID WASTE AND RECYCLING – The applicant shall upgrade the existing trash service and enclosure to accommodate expected solid waste and recycling demand. The building permit plans shall include details for the recycling and solid waste enclosure upgrades, subject to review and approval by the Director of Community Development and Department of Public Works. [COA] [PUBLIC WORKS]
13. BUILDING UPGRADES - The existing building shall be upgraded to meet current Sunnyvale Municipal Code requirements and State requirements for building safety, including but not limited to seismic and handicap accessibility upgrades. [COA] [BUILDING]
14. FIRE UPGRADES - The existing site and building shall be upgraded to meet current Sunnyvale Municipal Code and State requirements for fire prevention and safety, including but not limited to new fire extinguishers, automatic fire alarm, fire hydrants, fire access and knock box. [COA] [PUBLIC SAFETY]
15. PUBLIC WORKS UPGRADES - The existing driveway along Evelyn Avenue shall be upgraded to meet current Sunnyvale Municipal Code requirements. [COA] [PUBLIC WORKS]

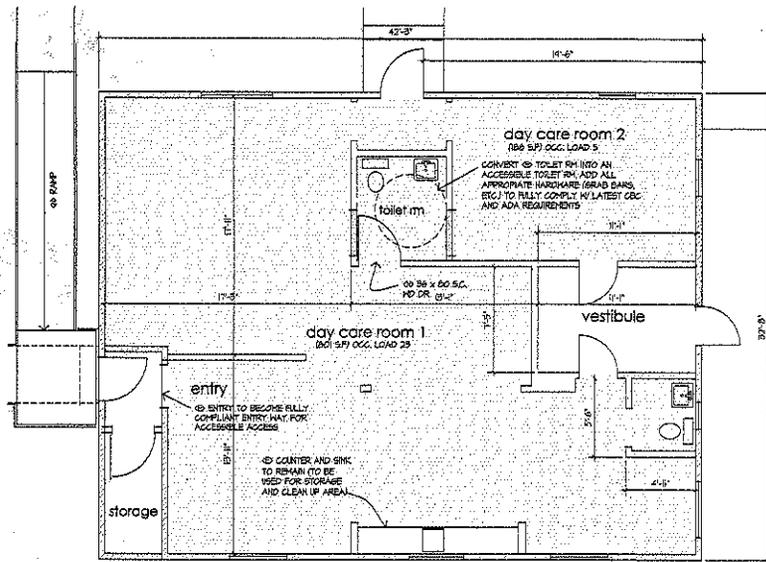
THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

16. PARKING LOT STRIPING – All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

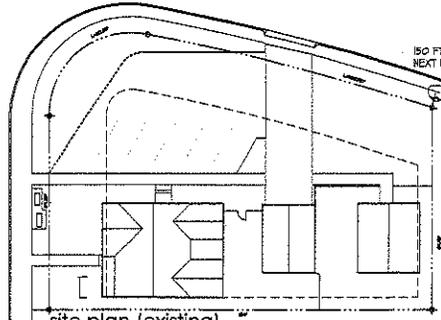
17. SITE UPGRADES – All required site upgrades shall be installed prior to issuance of a certificate of occupancy. [COA] [PLANNING]

THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

18. RECYCLING AND SOLID WASTE - All exterior recycling and solid waste shall be confined to approved receptacles and enclosures and emptied as necessary. [COA] [PLANNING]
19. LANDSCAPE MAINTENANCE - All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
20. HOURS OF OPERATION - The business shall operate Monday through Friday 7 a.m. to 6:30 p.m. Any modifications to the hours of operation shall be reviewed and approved by the Director of Community Development. [COA] [PLANNING]
21. CAPACITY - The maximum capacity of the facility is limited to 30 children and three employees on-site at any given time. [COA] [PLANNING]
22. DROP-OFF/PICK-UP – To the extent feasible, the drop-off and pick-up times shall be staggered and at least one employee shall direct vehicles in the parking lot. No vehicles shall obstruct the driveway and restrict accessibility of the residential unit on the lot. [COA] [PLANNING]



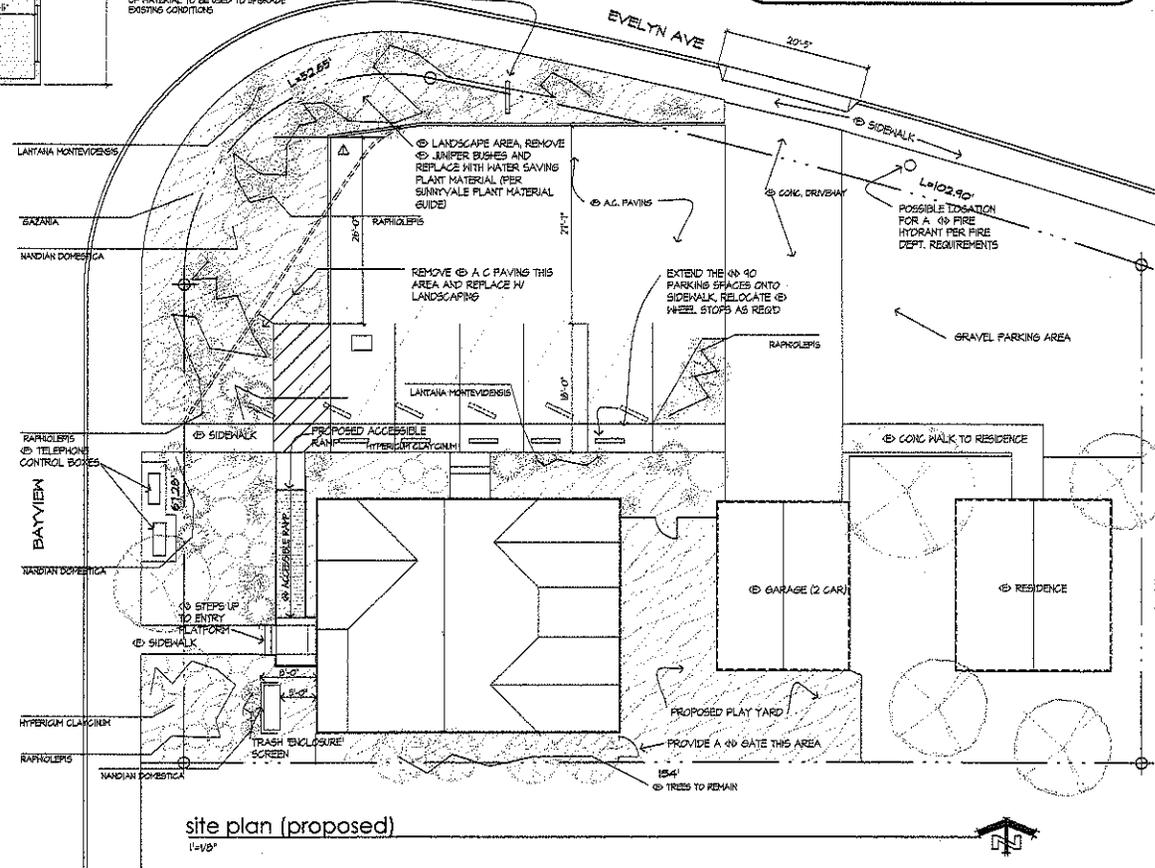
floor plan
1/4"=1'-0"



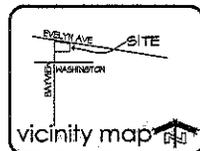
site plan (existing)

LANDSCAPING MATERIAL IS SCHEMATIC IN NATURE TRYING TO INDICATE THE TYPE OF MATERIAL TO BE USED TO UPGRADE EXISTING CONDITIONS

◎ SIGN TO REMAIN NAME WILL BE CHANGED AND SIGN PAINTED



site plan (proposed)
1"=1/8"



vicinity map

general notes

PROGRAM: CONVERT AN EXISTING REAL ESTATE OFFICE INTO A DAY CARE CENTER FOR 1200 A FEW MONTHS OLD TO ABOUT 4 YRS OLD. UPGRADE PARKING AREA FOR BASE OF USE AND TO PROVIDE ACCESSIBLE PARKING. STALL UPGRADE BUILDING TO COMPLY WITH E-COMPACT BATING AND ACCESSIBILITY STANDARDS. RE-LANDSCAPE WITH BETTER PLANT MATERIAL TO ADD COLOR AND LOW WATER USAGE WHICH WILL BE MORE INTERESTING THAN THE CURRENT OVER BROWN JUNGLES.

SITE SUMMARY:

AREA OF SITE	1800 S.F. +/-
APN	204-04-082
BLDG AREA (PROPOSED BLDG)	1200 +/- S.F.
PROPOSED PLAYGROUND	200 +/- S.F.
RESIDENCE + GARAGE	521 (RES) + 481 (G) = 1002 +/- S.F.
PARKING AREA (ACC, T/C, C/S)	336 +/- S.F.
LANDSCAPING TOTAL SITE	5100 +/- S.F.

BUILDING (NOT PART OF PROJECT)

CONST TYPE	V-48
OCCUPANCY	R
BLDG AREA	1200 +/- S.F.
◎ PARKING	6 SPACES
PROPOSED PARKING	8 (1 VAN ACCESSIBLE)
REQD PARKING	3 (30 KIDS) 2 (2 EMPLOYEES)

1. LIGHTING AND ELECTRICAL WORK IN ACCORDANCE WITH STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS, (TITLE 24) AND NATIONAL ELECTRICAL CODE.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. SPECIAL CONDITIONS TO BE HANDLED ON AN INDIVIDUAL BASIS.
4. COMPLY WITH ALL REQUIRED CODES, ORDINANCES, ETC. 2007 CBC, CBC, & CPA.

TENANT IMPROVEMENT CHANGE OF USE
BOOST UP KIDS DAY CARE
 404 E. EVELYN AVE.
 SUNNYVALE, CA

shafiq architecture
 370 E. El Camino Road Suite 4
 Sunnyvale, California 94087
 TEL: (408) 734-1095 FAX: (408) 734-0818

ATTACHMENT
 Page 1 of 1
 B

To,
The Planning Commission,
City of Sunnyvale,
456 West Olive Avenue,
Sunnyvale, CA, 94086.

ATTACHMENT C
Page 1 of 4

Subject : Application for Day Care Facility at 404 E Evelyn Avenue,
Sunnyvale, CA.

Dear Sir,

With kind regards we request to seek Permit for Day Care use at 404 E Evelyn Avenue, Sunnyvale. We aim to be an Upscale, Eco friendly Childcare facility for kid's ages from 2 months to the school age. We would like to offer a developmentally strong program with focus on hands on learning and experiences to develop self help skills and independence; Opportunities for everyone to develop, practice, and model happy, healthy behaviors; Small classes and low child to teacher ratios; An atmosphere where children feel at home.

The owners and neighborhood are quite supportive of the idea, we feel it would be a welcome addition to the new development in the downtown area. We are working closely with our team to ensure that every aspect of our facility will meet the city's code. Please find attached details :

- Our Business Plan.
- Recommendation from Neighbors.
- Market Research
(how our service would help the economy and community)
- Site plan and recommendations from Architect Dennis E. Shafer.
- Parking and landscape layout.

Thanking you,

Yours Sincerely,

Uma Lodhia (Ph : 650.996.3698)
Bhavna Patkar (Ph : 408.469.4218)

To,
Noren Caliva,
Planner City of Sunnyvale,
456 W Olive Avenue,
Sunnyvale, CA, 94086.

05.25.10

Subject : Application for Day Care Use at 404 E Evelyn Avenue, Sunnyvale.

Dear Noren,

We take this opportunity to Thank you and other departments for your valuable inputs on our project (Day Care at 404 E Evelyn Avenue, Sunnyvale, CA). With faith and determination we would like to continue with our application. We're very excited to hold the Community Outreach event on the 27th of May, notices for which have already been sent out. We would request you to kindly come if you can find time.

We feel our services would benefit the neighborhood and with the very sad closure of Sunnyvale Community Pre school, we feel we could serve the community and protect children from going to unlicensed facilities. High quality child care increases future workforce participation and reduces public sector spending by contributing significantly to a child's overall well-being and school readiness. We would also like to inculcate at our institute a volunteer program for kids to clean up city's park, help the elderly or read at the library. Opportunities for everyone to develop, practice, and model happy, healthy behaviors.

Ourselves along with Architect Dennis Shaffer have worked on few of the concerns expressed by city. We would like to assure you we are willing to go every step of the way to ensure children's safety and their wellness with us. Hence please find attached Inputs and drawings from Architect Dennis Shaffer expressing :

All the Building and Fire Departments conditions shall be met. (Dennis has been in touch with Fire Marshall to ensure we meet all the requirements).

Trash enclosure will be enlarged per the city code.

Knox box will be installed at the facility.

Circulation :

The handicap parking space will be enlarged to provide adequate back up.

Garage :

As per the owner the garage falls under 404 E Evelyn property line and hence will be part of our lease for the property. That also gives us four additional parking spaces (two inside and two outside the garage).

Landscaping Plan :

The existing Juniper bushes will be taken out from the site and replaced with drought resistant small , colorful plants. Please see attached drawings for recommendation. We'll ensure the entire area is maintained well and per city's requirements.

Signage :

The existing signage shall be used in Compliance with city/county Sign Ordinance as is listed in the drawings.

Play Equipment :

No major play equipment will be installed at the site.

Noise :

Noise level will not exceed the city's/county's noise standard applicable to similarly zoned parcels.

Noise impacts are a function of the number of children who will utilize the play area at any one time and the location of the outdoor play area.

The following standards apply to Child Care Centers:

- 24 children utilizing outdoor play area at any one time:
 - *No significant noise impact
- Play area > 100 feet from any public or private gathering place:
 - *No significant noise impact regardless of number of children.
- Adequate noise screens shall be installed if need arises.

Driveway :

The existing driveway is per city's code as verified by Dennis it is 20.5 wide and with 2% elevation.

Pick Up / Drop Off Projections / Procedures for Boost Up Kids Child Care Center

Per our market research and sales strategy 50% or more of our clients would be from the neighborhood. Which means parents could just walk them over. Also with maximum of 30 kids, there will be an average of 6 kids every half an hour during drop-off / pick up time.

There are 2 primary entrances at the facility. The front entrance can accommodate up to 8 cars. The West side Entrance, would be used for Older Kids (6 – 8 in number) for DROP OFF AND PICK UP ONLY.

One of the teachers of the facility would stand in the West side driveway for Drop Off and Pick Up during the peak morning hours of 8am to 9pm. At that time only about 5 - 8 children are expected.

Children Pick up / Drop-Off at Front Entrance

This Entrance area would be assigned for Infants, Pre – K only.

Parents may PARK in a designated spots and WALK children into the building/NO DROP-OFF.

At NO time would they pull into the parking lanes to let children(s) out alone.

Children Pick Up / Drop-Off at West Entrance

This drop-off area is available for older children.

The drop-off zone is designated as the beginning of the building to just before the last crosswalk.

All students would exit their cars to the left. Safety Patrol and teachers/parents will make sure your students get where they are supposed to.



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ... **WOULD BE A WELCOME ADDITION TO THE RESIDENTS NEARBY AND THE NEW DEVELOPMENT IN THE SUNNYVALE DOWNTOWN AREA. (PLEASE FIND ATTACHED LETTERS OF SUPPORT FROM OWNER AND NEIGHBORHOOD FAMILIES). PLEASE ALSO SEE ATTACHED DOCUMENTS AND STUDIES AS TO HOW IMPORTANT IT IS TO INCORPORATE QUALITY CHILD CARE IN OUR COMMUNITIES. CHILD CARE IS AN INCOME GENERATING, JOB CREATING INDUSTRY IN ITS OWN RIGHT AND ENABLES PARENTS TO WORK THROUGHOUT SANTA CLARA COUNTY. STABLE, HIGH-QUALITY CHILD CARE ALSO INCREASES WORKER PRODUCTIVITY, REDUCES TURNOVER AND ABSENTEEISM AND INCREASES LOYALTY AND MOTIVATION. DEMOGRAPHIC AND ECONOMIC TRENDS SHOW THAT OVER THE NEXT TEN YEARS, SANTA CLARA COUNTY WILL CONTINUE TO SEE JOB AND POPULATION GROWTH DESPITE A CURRENT SLOWDOWN. OUR SERVICE SHALL INCREASE THE OVERALL ECONOMIC OUTPUT BY ENABLING PARENTS TO ENTER WORKFORCE AND GIVING A HEAD START TO CHILDREN TO SUCCEED IN THE TRADITIONAL K-12 PUBLIC EDOR SYSTEM. PLEASE SEE ATTACHED DOCUMENTS IN SUPPORT OF OUR SAY.**
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 ...

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

Drop Off and Pick Up Plan :

The timing of our facility will be 7 : 00 am – 6.30 pm Monday – Friday.
Closed for all major holidays.

A center like us serving 30 children and employing 2 - 3 staff will generate traffic of up to 32 individuals. If these individuals are coming and going from the center each day this center would generate a maximum of about 64 trips. According to the Institute of Traffic Engineers (ITE) Trip Generation Manual, a Child Care Center, including employee trips, generates an average of 0.8 trips per student in the a.m. peak hour and 0.82 trips per student in the p.m. peak hour. Thus, the 30 child center, according to the ITE, is likely to generate 24 trips occurring in the a.m. peak and approximately 26 occurring in the p.m. peak, as other trips are staggered throughout the day.

The following factors shall reduce perceived impacts on traffic :

- The center is in close proximity to residential areas, where parents may be able to walk their children to the Child Care Center and avoid vehicle trips altogether.
- Many trips to/from a Child Care Center are incidental to a primary trip to work or school.
- Many parents have siblings coming in/ picked up together at the same time.
- We shall also provide a drop- off/pick-up schedule, a copy of which will be prepared and distributed to parents or guardians of the children for whom care is being provided.
- Safety Patrol Officer / Teacher / Parent Volunteer will be On site at all time of Drop Off and Pick Up during business hours.

Please also see attached copy of our Drop Off and Pick Projections / Procedures.

To,

06.01.2010

Noren Caliva
Planner,
City of Sunnyvale,
Sunnyvale, CA, 94086.

Subject: **Community Outreach Event.**

Dear Noren,

We take this opportunity to Thank you for taking time out to come to our Community outreach event on the 27th. We are glad we held the event on the 27th and 29th of May at 404 E Evelyn Avenue, Sunnyvale. We were able to reach out to the community and were able to gather as many as 12 signatures, all people from the neighborhood were very pleased with the idea and were glad that they could get such service in their neighborhood.

Ms. Julie Tang (418 E. Evelyn Ave, Sunnyvale , CA 94086) especially expressed that the Day Care Center would help her get back to work and she loved the thought it would be so near her home. The same sentiment was expressed by many parents hence we feel positive about our project. Kindly grant us permission, we would do our very best to serve the community and maintain the beauty of city of Sunnyvale. Please find attached our Petition signed by the neighbors.

Thanking you,

Yours Sincerely

Uma Lodhia
Bhawna Patkar.

**Petition in favor of bringing
 Boot Up Kids to
 404 E. Evelyn Ave**

My signature Below states that I am in favor of Boot Up Kids receiving a permit to create a new day care facility at **404 E Evelyn Ave in Sunnyvale California**. I feel that having this facility in our community will help build a stronger neighborhood.

Signature	Printed Name	Address
	LJAT - TALGER-DUERR	866- Cedar Ave. Sunnyvale, CA 94086
JAKE Johnson 408.230.9166.(c)		394 E. Evelyn SV 94086
Julie Tang	Julie Tang	418 E. Evelyn Ave #202 94086
	Benjamin T Mosley	825 E Evelyn Ave #101
Cristina Lopez	Cristina Lopez	381 E. Washington Ave Sunnyvale CA 94086
Mary Amir		555 E Washington ON
	William Jiang	180 Elm Court
Pragya P.	Pragya P.	555 E Washington Sunnyvale, CA 94086
Poornima	POORNIMA	180 Elm Ct.
	BRAD S. LEE	219 PEPPERMINT TREE TR
	David Potl	825 E. Evelyn Ave #436 Sunnyvale, CA 94086

To,

Whom it may concern
City of Sunnyvale
456 W Olive Avenue.

Date: 04.04.2010

Subject: Letter of recommendation.

This letter of recommendation is for Boost Up Kids Academy planning to set up at 404 E Evelyn Avenue. The above Child Care Center would be a welcome addition in our neighborhood. The new occupancy would be of great service to the children and parents living nearby.

We highly recommend and support the new usage.

Thanking you,

Derrick Williamson
Sincerely

410 E. Evelyn Ave.

To,

Whom it may concern
City of Sunnyvale
456 W Olive Avenue.

Date: 05.04.2010

Subject: Letter of recommendation.

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Thanking you,

Sincerely

Samuel M Braeman / Shirley Braeman

Samuel and Shirley Braeman

Property Owner (404 E Evelyn Avenue, Sunnyvale).

Ph : 408. 253 .1127

To,

Whom it may concern
City of Sunnyvale
456 W Olive Avenue.

Date: 05.04.2010

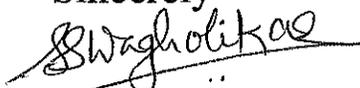
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Sincerely



(SARANG WAGHOLIKAR)

To,

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Sincerely



(PREETHA K. MENON)

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Sincerely

A handwritten signature in black ink, appearing to be "P. Davis", written over a horizontal line.

To,

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456 W Olive Avenue.

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Sincerely

5/21/10

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Sincerely

Prashanth

PRASHA SUNDARAJ

To,

Whom it may concern
City of Sunnyvale
456 W Olive Avenue.

Date : 05.04.2010

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Sincerely

Shubhada Pugaonkar

To,

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Singh

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Thanking you,

Sincerely

Rohini Khandel

To,

Whom it may concern
City of Sunnyvale
456 W Olive Avenue.

Date : 05.04.2010

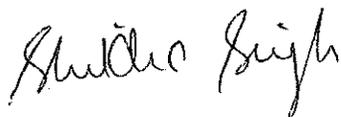
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Vani B Dhanakumth

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MANOJ TAHILIANI