



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

November 30, 2011

**File Number:** 2011-7557      **Permit Type:** Special Development Permit

**Location:** 1271 W. El Camino Real    (near Crestview Dr.)    (APN: 161-22-010)

**Applicant/Owner:** Safari Kid Preschool / Renault & Handley Employee Investment Co.

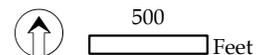
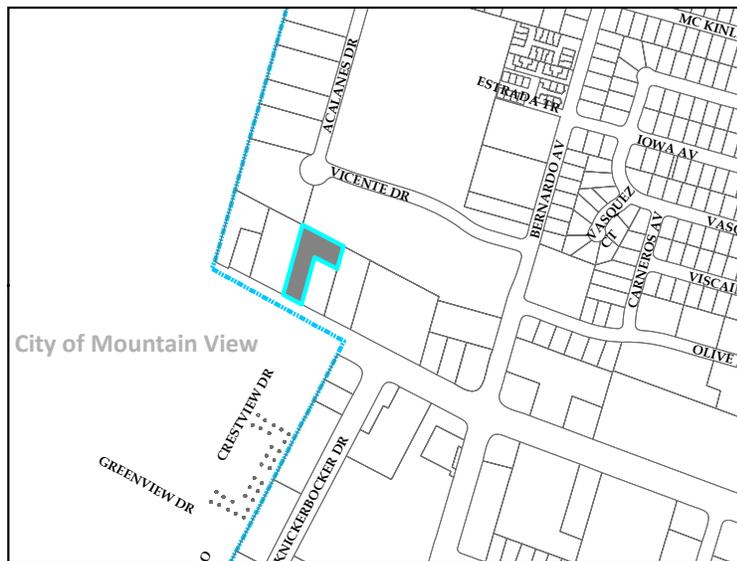
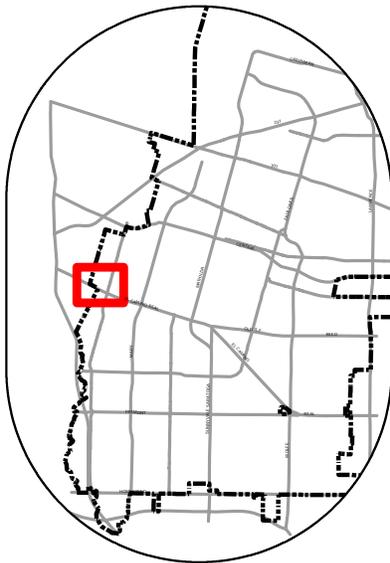
**Staff Contact:** Steve Lynch, Senior Planner, (408) 730-2723

**Project Description:** To allow a pre-school for up to 100 kids and 12 employees in a 5,279 square foot tenant space within a multi-tenant commercial building on El Camino Real.

**Reason for Permit:** A Special Development Permit is required for (reason).

**Issues:** Use compatibility with El Camino Real Precise Plan

**Recommendation:** Approve with Conditions.



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Commercial General Business	Same
Zoning District:	Highway Business/ECR	Same
Total Sq. Ft. on Site:	10,862	Same
Tenant Sq. Ft.:	7,646	Same
Parking:	46	Same

Previous Planning Projects related to Subject Application	<b>No</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements	<b>No</b>

**Use Description:** Safari Kid is a new preschool use for children ages 0-5. There are expected to be up to 100 children and 12 employees. The applicant proposes to modify a portion of the rear parking lot area to create a new children's playground. This includes a new wrought iron fence and small children's play area.

**Floor Plan:** Four classrooms will be created in the tenant space. There is an existing 2,048 square foot mezzanine area within the tenant space. This will be used as office space for the preschool.

**Exterior Changes:** No exterior modifications of the building are expected.

**Parking:** The site has three uses which require 46 parking spaces. 46 spaces will be provided.

**El Camino Real Precise Plan:** The subject property lies in the Precise Plan area called the Western Node. The Precise Plan states, "The opportunity to transform the area into a larger, contiguous hub of actively is not immediate because of the number of smaller parcels" and suggests consolidation of parcels as the long term solution for this zone. The Precise Plan also has a list of encouraged and discouraged land uses. Child care or schools are not directly addressed in either list of uses. In general, retail uses, office, and mixed use projects are the encouraged uses.

The subject use is in a small tenant space in a small building (10,764 square feet) on El Camino. The building is nondescript and is not located at a major intersection. While the use does not directly further the larger policies of the Precise Plan, it is located at a site that will not obstruct the Precise Plan. The site is one of the few that is suitable for a child care use.

**Public Contact:** 192 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 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 as the project is a desirable use for the City that will provide a service to the City that will support residents.

Safari Kids will be appropriately located on El Camino where the preschool will be compatible with the surrounding uses. There are a limited number of sites in the City and on El Camino where a preschool use can be appropriately located without adversely affecting surrounding businesses.

Goals and Policies that relate to this project are:

### **Land Use and Transportation Element: The Neighborhoods Policies**

**Policy N1.3** - *Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.*

**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.*

### **Socio-Economic Element: Education and Training**

**Goal E** - *Support efforts to improve the availability and quality of education made available in Sunnyvale.*

**Policy E.6** - *Support and/or consider the feasibility of attracting higher education into Sunnyvale and the region.*

**Goal F** - *Provide job training and employment services, within constraints of operative federal regulations and available federal funding, to address the locally-determined employment and training needs of economically disadvantaged residents and others with special needs.*

**Action Statement F.1c** - *Develop program alternatives to address the unique needs of special populations, such as youth, seniors, the disabled, welfare recipients and others.*

**Action Statement F.1e** - *Cooperate to the maximum extent feasible with other Federal, State and local agencies providing similar services or serving common clients.*

**Staff was able to make the findings as the use meets the guidelines described above.**

1. 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 project is expected to have no impacts on surrounding properties.**

**ALTERNATIVES:**

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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**

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

Reviewed by:

**Shaunn Mendrin**

Senior Planner

Prepared By: Steve Lynch, Senior Planner

Attachments:

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

# **ATTACHMENT A**

## **RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS November 30, 2011**

### **Planning Application 2011-7557**

1271 W. El Camino Real

Special Development Permit to allow a pre-school for up to 100 kids and 12 employees in a 5,279 square foot tenant space within a multi-tenant commercial building on El Camino Real.

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:

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

**GC-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]

- GC-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)
- GC-3. PERMIT EXPIRATION:  
The 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 and is approved by the Director of Community Development. [SDR] (PLANNING)
- GC-4. NUMBER OF CHILDREN: The maximum number of children at any given time shall not exceed 100. [COA] [PLANNING]
- GC-5. AGES: All children shall be preschool ages only. [COA] [PLANNING]
- GC-6. EMPLOYEES: There shall be a maximum of 12 employees at any one time. [COA] [PLANNING]

**PS: THE FOLLOWING SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

- PS-1. REQUIRED REVISIONS TO PROJECT PLANS:  
The plans shall be revised to address comments from the Administrative Hearing Officer including the following:
- a) All fencing material shall be black wrought iron. Chain link is not allowed.
  - b) No shade structures are permitted in the children's plan area under this permit. A separate MPP is required if a shade structure is necessary. [COA] [PLANNING]
- PS-2. WATER METERS: Upgrade all water meters to radio-read disk type water meters, minimum 1" size. Obtain an encroachment permit from Public Works. [COA] [DPW]
- PS-3. FIRE SERVICE: Provide separate fire water service for the building including upgrading any double check detector assemblies. [COA] [DPW]

**BP: 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).**

- BP-1. 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]

BP-2. NOISE COMPLAINT WAIVER:

The business owner shall sign a waiver agreeing to relinquish their right to file a noise complaint with the City in the future. [COA] [PLANNING]

BP-3. 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]

BP-4. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval 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 Conditions of Approval 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 Conditions of Approval. [COA] [PLANNING]

BP-5. 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]

BP-6. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction. [COA] [PLANNING]

BP-7. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-8. ROOF EQUIPMENT

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

**BP-9. TREE PROTECTION PLAN:**

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

**BP-10. BEST MANAGEMENT PRACTICES - STORMWATER:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

- ii) Dumpster drips from covered trash and food compactor enclosures.
- iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
- iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
- v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-11. EXTERIOR LIGHTING PLAN

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

- a) No exterior lights shall be allowed that exceed 6 feet in height.
- b) All exterior lights shall have house-side shields.
- c) Wall packs shall not extend above the roof of the building.
- d) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]

BP-12. PARKING MANAGEMENT PLAN (NONRESIDENTIAL)

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Employee parking locations shall be away from the building, in parking spaces that are the least used.
- b) Specify the location and term of short-term parking.
- c) Designated children drop-off/pick-up areas.
- d) Employees shall be required to park on the site.
- e) Provide adequate signage to direct traffic and pedestrians [COA] [PLANNING]

**PF: 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.**

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. COMPACT SPACES:

All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]

PF-3. 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)

**DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

**AT: 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.**

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) 7:00am to 7:00pm Monday to Friday only. Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit.
- b) Special events (periodic and/or holiday events) are permitted outside of the standard hours of operation. Event sizes are limited to the parking that is available on-site. [COA] [PLANNING]

AT-2. AVAILABLE PARKING:

At no time shall the number of students, employees, and teachers exceed the total number of available parking spaces on site. [COA] [PLANNING]

AT-3. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-4. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-5. EXTERIOR EQUIPMENT:

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-6. 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]

AT-7. PARKING MANAGEMENT:

On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-8. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- d) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

# Safari Kid Preschool



111 W Saint John St. #950  
San Jose, CA 95113  
(408) 288 8033  
fax 999 6637

## project and code summary

**PROJECT SUMMARY:**  
SAFARI KID IS A PRESCHOOL BUSINESS THAT IS PROPOSING TO LEASE A PORTION OF THE SUBJECT PROPERTY. THE LEASE SPACE WAS MOST RECENTLY OCCUPIED BY A RETAIL TENANT WHO USED THE FIRST FLOOR FOR RETAIL SALES AND THE SECOND FLOOR AS AN OFFICE AND STOCK ROOM. THIS PROJECT PROPOSES TO USE THE FIRST FLOOR FOR CLASSROOM SPACE AND THE SECOND FLOOR FOR ADMINISTRATIVE PURPOSES. NO CLASSROOM OR OFFICE SPACE WILL BE LOCATED ON THE SECOND FLOOR.

AS PART OF THE PROJECT, SAFARI KID PROPOSES TO CONVERT SOME OF THE EXISTING PARKING AREA INTO AN OUTDOOR PLAY AREA. THIS WILL INVOLVE RELOCATING A NUMBER OF THE EXISTING PARKING SPACES, RECONFIGURING A LANDSCAPE ISLANDS AROUND A NEW FENCE AROUND THE PLAY AREA AND SOME MINOR LANDSCAPE CHANGES. ALSO, A NEW ACCESS RAMP WILL BE ADDED AT THE EXISTING LOADING DOOR AREA IN BACK.

**SCOPE OF WORK:** CONSTRUCT NEW CLASSROOM SPACES, COMMON AREAS, TOILET ROOMS, STAFF ROOMS AND OFFICES.  
INSTALL A NEW FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING.  
PROVIDE A NEW MANUAL FIRE ALARM SYSTEM THROUGHOUT THE BUILDING.  
RECONFIGURE EXISTING EXIT DOORS FOR PROPOSED LAYOUT.

**SAFARI KID PROPOSES THE FOLLOWING OCCUPANCY:**  
 • 3,067 SF OF PRESCHOOL SPACE ON THE FIRST FLOOR. "E" OCCUPANCY  
 • SAFARI KID IS LOOKING FOR A STABLE LOCKING TO TOUCH UP TO 100 CHILDREN.  
 • OUTDOOR PLAY AREA OF APPROXIMATELY 8,100 SF  
 • TEACHING AND ADMINISTRATIVE STAFF OF 12 PEOPLE.  
 • BUSINESS HOURS: MON 7:00 AM TO 7:00 PM.  
 • MOST CHILDREN ARRIVE AT 8:00 AM AND LEAVE AT 6:00 PM.  
 • A SMALL NUMBER OF CHILDREN WILL BE STAYING UP FOR EXTENDED HOURS - ARRIVE EARLY OR LEAVE LATE.

**EXISTING BUILDING:**  
 GROSS FLOOR AREA: 8,436 SF @ 1ST FLR + 2,387 SF @ 2ND FLR.  
 TYPE OF CONSTRUCTION: TYPE I-4  
 BUILDING HEIGHT: 8 STORY  
 FIRE SPRINKLING: NONE EXISTING. A NEW SYSTEM IS PROPOSED.  
 PROPOSED OCCUPANCY: (CHAPTER 3) "E" (CONVENTIONAL USES)  
 OCCUPANCY OF REMAINDER OF BUILDING: (S) PROFESSIONAL OFFICE (CONSULT), SERVICE (HAIR SALON) AND OFFICE FOR SAFARI KID ON SECOND FLOOR.

TENANT	TENANT USE	FLOOR	OCC.	BASIC ALLOWABLE AREA (FDS 302)
USE	PREPARED	TYPE	AREA	AREA
PRESCHOOL	3,074 SF	E	8,100 SF	
OFFICE	1,544 SF	S	6,000 SF	
SALON	1,374 SF	B	6,000 SF	
OFFICE	1,347 SF	B	6,000 SF	
ELECT RM	74 SF	B	6,000 SF	
TOTAL BUILDING AREA				10,862 SF

FIRE SEPARATION BETWEEN E AND S OCCUPANCIES ARE NOT REQUIRED FOR SECTION 302.2 - OCCUPANCY SEPARATION IS NOT REQUIRED WITH LIMITATIONS ARE BASED UPON THE MOST RESTRICTIVE OCCUPANCY (E OR S OCCUPANCY). ALLOWABLE AREA FOR E OCCUPANCY IN TYPE I-4 BUILDING: 8,100 SQUARE FEET PER FLOOR. THE FLOOR IS ALLOWED. FOR SECTION 304.2: A FIRE SPRINKLER SYSTEM CAN BE SUBSTITUTED FOR AN ADDITIONAL FLOOR.

AS THE TOTAL FLOOR AREA OF ALL USES ON EACH FLOOR IS LESS THAN THE ALLOWABLE AREA PER FLOOR SHOWN IN TABLE 303 FOR BOTH E AND S USES WITHOUT OTHER AREA INCREASES, THE USE QUALIFIES FOR UNSPRINKLERED OCCUPANCIES.

**FIRE ALARM SYSTEM:**  
THE PROJECT PROPOSES TO INSTALL A NEW MANUAL FIRE ALARM SYSTEM THROUGHOUT THE BUILDING. FIRE ALARM CONTRACTOR WILL SUBMIT A SET OF DRAWINGS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL.

**FIRE SPRINKLING:**  
THE PROJECT PROPOSES TO INSTALL A NEW FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING. THE FIRE SPRINKLER CONTRACTOR SHALL PREPARE A SET OF CONSTRUCTION DRAWINGS DETAILING THE PROPOSED SYSTEM. DRAWINGS WILL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL.

**TITLE 24 MECHANICAL:**  
NEW MECHANICAL EQUIPMENT WILL BE PROVIDED. TITLE 24 DOCUMENTATION WILL BE PROVIDED.

**TITLE 24 LIGHTING:**  
NEW LIGHT FIXTURES WILL BE PROVIDED. TITLE 24 DOCUMENTATION WILL BE PROVIDED.

**APPLICABLE BUILDING CODES:**  
 2016 CALIFORNIA BUILDING, PLUMBING, FIRE AND MECHANICAL CODES  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA DISTRICT CODE

**PLUMBING REQUIREMENTS:**  
 2016 PLUMBING CODE CONDENSED OCCUPANT LOADS OF 1 STUDENT PER 50 SF.  
 5,274 SF / 50 SF/STUDENT = 105 STUDENTS = 53 BOYS + 53 GIRLS.

**PER TABLE 11.1:**  
 3 TOILETS ARE REQUIRED FOR THE BOYS  
 3 TOILETS ARE REQUIRED FOR THE GIRLS  
 1 STAFF TOILET EACH FOR MEN AND WOMEN  
 1 HANDWASH FOR EACH TOILET IS REQUIRED.

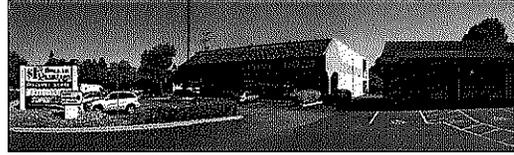
THIS PROJECT PROPOSES TO ADD THREE NEW UNDESIGNATED SIZE TOILETS EACH FOR THE BOYS AND GIRLS AND THE ADULT SIZE ACCESSIBLE TOILET ROOMS FOR STAFF USE.

## site plan sheet notes

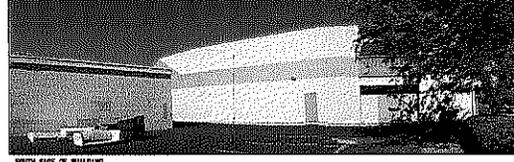
- EXISTING LANDSCAPE BED, TO REMAIN
- REMOVE SECTION OF EXISTING LANDSCAPE BED. PATCH AND REPAIR PAVING TO MATCH ADJACENT PATCH AND REPAIR PLANTINGS TO MATCH EXISTING.
- EXISTING LOADING DOOR, TO REMAIN
- NEW ACCESS RAMP AND SLOPE: 1:12 AND LANDINGS AT TOP AND BOTTOM OF RAMP WITH HANDRAILS ON EACH SIDE
- NEW CONCRETE STEPS DOWN TO PLAYGROUND LEVEL.
- NEW GRASS RAIL ON OPEN SIDE OF LOADING DOOR.
- NEW STANCHION PARKING SPACES
- RESTRICT EXISTING PARKING SPACES FOR COMPACT PARKING.
- EXISTING LANDSCAPE FENCE ON PROPERTY LINE. (6'6" TALL HICK) TO REMAIN
- NEW SECURITY FENCE. (6'6" TALL W/ WOODEN PICKET TOP) TO BE PROVIDED WITH VENT (FLY SCREENS AT 4" ON CENTER)
- EXIT GATE FROM PLAY AREA. GATE WILL BE PROVIDED WITH PATRIC W/ WOODEN PICKET TOP
- NEW FIRE DEPARTMENT ACCESS GATE THROUGH SECURITY FENCE
- EXISTING TRASH ENCLOSURE, TO REMAIN (WILL BE USED FOR PLAYGROUND STORAGE)
- NEW TRASH ENCLOSURE (CONCRETE MASONRY BLOCK WALL WITH STEEL DOORS, CONCRETE PAD AND CONCRETE STRESS PAD IN FRONT)
- REMOVE EXISTING ACCESSIBLE PARKING STALL (ONLY TWO ACCESSIBLE PARKING SPACES ARE REQUIRED)
- NEW PLAYGROUND EQUIPMENT (TABLE PLAY EQUIPMENT IS SIZED FOR PRESCHOOL AGE CHILDREN AND WILL BE LOCATED ON AN APPROVED PLAYGROUND FILL SURFACE)
- NEW ACCESS DOOR, WITH FENCE AND SLOPE-WILL BE THROUGH BACK ENTRANCE. PARKING AT FRONT OF THE BUILDING WILL BE RESERVED FOR ADJACENT TOWNES.
- REMOVE OF ADJACENT PROPERTY.
- PROPERTY LINE
- EXISTING FIRE FRONTAGE, TO REMAIN
- EXISTING TREES (SOME FIRE RESISTANT, CALIFORNIA PEPPER TREE) TO REMAIN
- REPLACE EXISTING GROUND COVER PLANTING ALONG FENCE LINE WITH NEW TURF GRASS, TYPICAL, THIS BED.
- EXISTING WALK TO LIVE GROUND COVER, IN PLANTING ISLAND.



FRONT (EL CAMINO REAL) ELEVATION, NORTH SIDE  
REMOVE ONE BAY OF STOREFRONT WINDOW AND INFILL WITH NEW CONCRETE PLASTER WALL TO CREATE A NEW SHEAR WALL. FINISH TO MATCH EXISTING CONCRETE PLASTER WALLS.



FRONT (EL CAMINO REAL) ELEVATION, SOUTH SIDE



SOUTH SIDE OF BUILDING



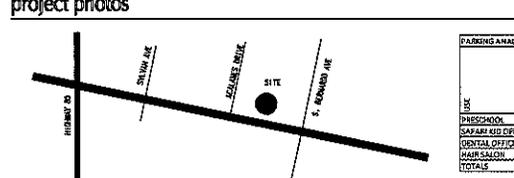
SHOP OF BUILDING - PORTION OF PARKING AREA WILL BE RECONFIGURED FOR A PLAY AREA.



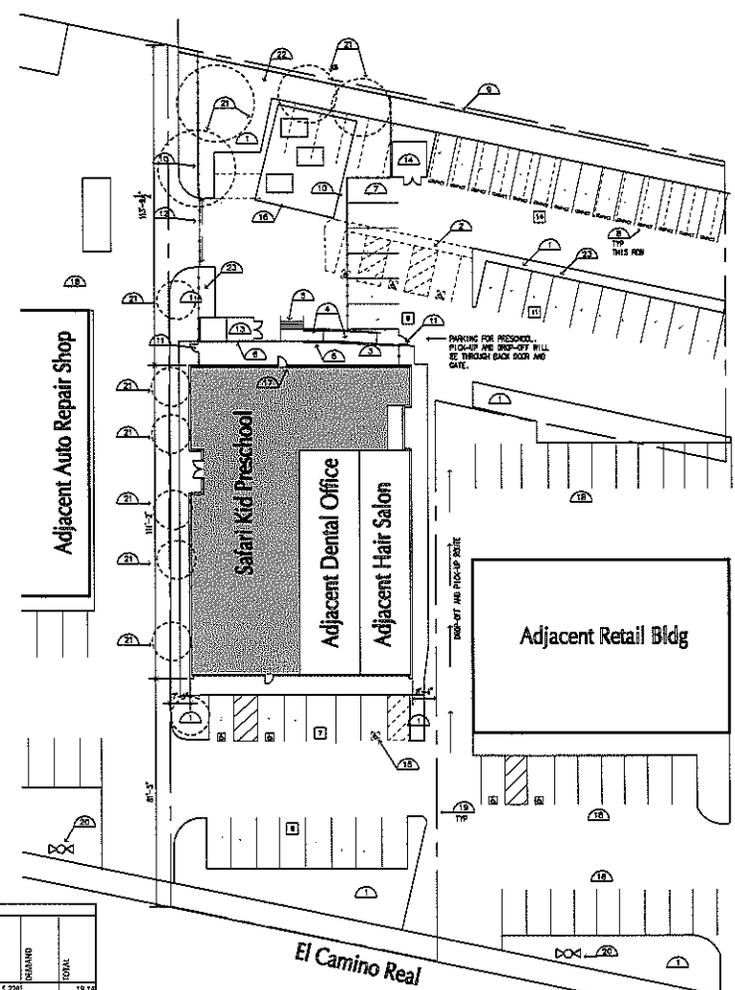
SHOP OF BUILDING IN AREA WHERE PLAY AREA WILL BE LOCATED



NORTH SIDE OF BUILDING



vicinity map



**PARKING ANALYSIS**

USE	AREA	STANDARD	TOTAL
PRESCHOOL	5,274	1	5,274
SAFARI KID OFFICE	2,907	2	5,814
DENTAL OFFICE	1,561	2	3,122
HAIR SALON	1,374	2	2,748
OFFICE	1,347	2	2,694
TOTAL	10,243		19,452

parking analysis

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## Safari Kid Preschool

1271 W. El Camino Real  
Sunnyvale, CA

Geolocation: 6616

Scale: 1/200

Project No: 1038

Date: 7/20/20

Author: WR

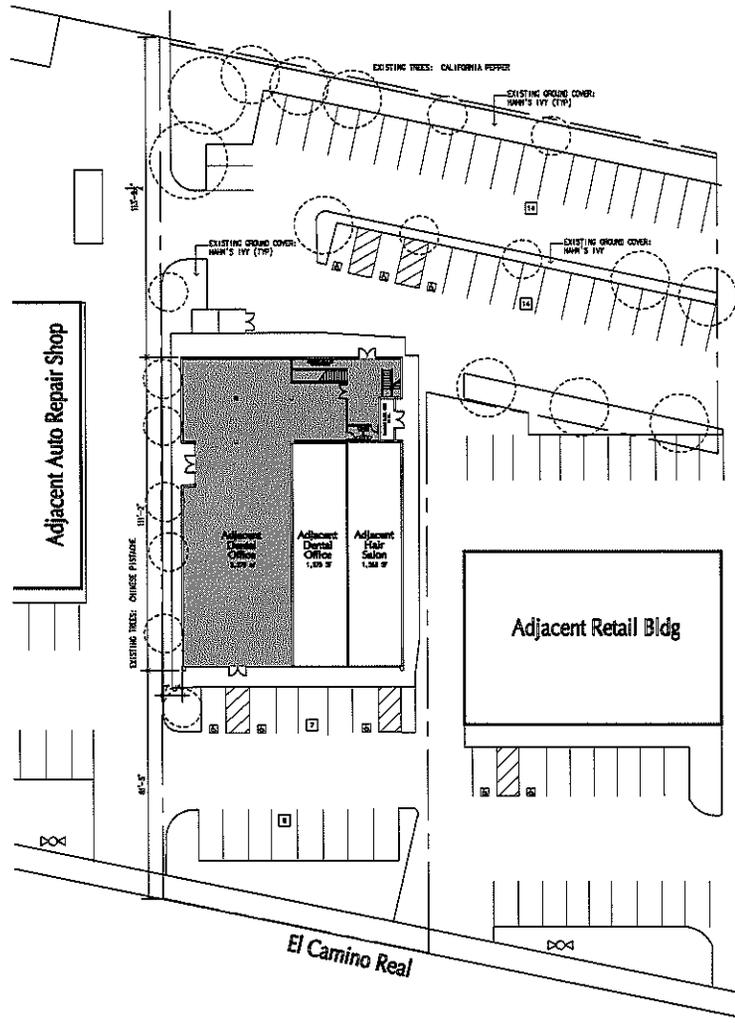
Checker: S

Number: 1



wayne renschow  
architect

111 W Saint John St. #950  
San Jose, CA 95113  
(408) 288 8033  
fax 999 6637



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Safari Kid Preschool

1271 W. El Camino Real  
Sunnyvale, CA

description	date

North  
 South  
 East  
 West  
 Section  
 Detail  
 Elevation  
 Plan  
 Other

