



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

May 30, 2012

**File Number:** 2012-7093

**Permit Type:** Use Permit

**Location:** 562 Britton Ave (near Duane Ave) (APN: 205-20-001)

**Applicant/Owner:** Kings Academy / Fremont High School District

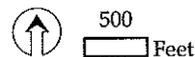
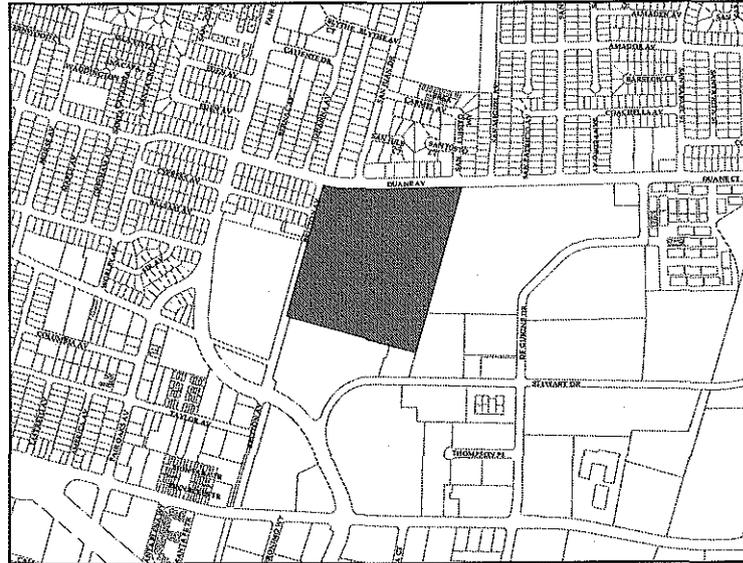
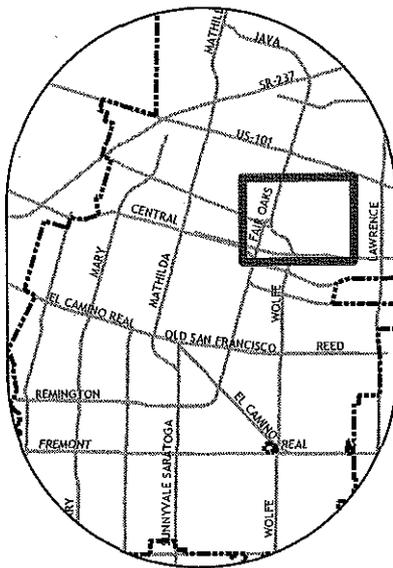
**Staff Contact:** Shaunn Mendrin, Senior Planner, (408) 730-7429

**Project Description:** To allow the addition of two modular classrooms and remodeling of Building O to allow two additional classrooms and lecture hall.

**Reason for Permit:** A Use Permit is required for school facilities in a Public Facilities Zoning District.

**Issues:** Traffic and Site Landscaping

**Recommendation:** Approve



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	School	No Change
Zoning District:	Public Facilities	No Change
Classrooms: Kings Academy	65	67 (9) (2 Modular Rooms and 2 additional rooms in Building O)

Previous Planning Projects related to Subject Application <ul style="list-style-type: none"> <li>• <b>2009-0497</b> Use Permit to allow improvements to the existing athletic field. Planning Commission/Approved on 8/10/09</li> <li>• <b>2002-0183</b> Miscellaneous Plan Permit to allow the addition of six new classrooms on the existing school site. Staff/Approved 5/7/2004</li> <li>• <b>1994-0002</b> Use Permit to allow daycare, church and private school. Planning Commission/ Approved 2/28/1994</li> </ul>	<b>Yes</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements	<b>No</b>

**Use Description:** The site is occupied by the King's Academy Junior High - High School and the Rainbow Montessori Elementary School. The proposed project is for the Kings Academy to allow the addition of two new modular buildings located with an existing surface parking lot comprised of approximately 40 parking spaces. The project also includes the remodeling of an existing building (Building O) to allow two additional classrooms and a lecture hall.

**Parking:** The site currently provides 723 parking spaces shared between the two schools. The proposed modular units to be added for the Kings Academy will result in the loss of approximately 40 parking spaces. Based on current requirements and site uses, including the new classrooms, a total of 485 parking spaces would be required. The plans provided by the applicant indicate that there is a total of 634 parking spaces remaining, which is well above the minimum required.

**Traffic & On-site Circulation:** Staff has identified several deficiencies on the project site resulting from previous small additions to the campus. These small additions have resulted in poor on-site circulation, dead-end one way drive aisles and spill over traffic onto Brittan and Duane. Several conditions of

approval have been imposed on this project to address these deficiencies at the site. They include paying a fair share towards the signalization of Duane and Britton, bicycle parking spaces, on-site circulation improvements and replacement of driveway curbs. These will all need to be addressed on the building permit submittal. In addition, this approval establishes a baseline of 47 AM peak hour trips. The baseline will apply to any subsequent additions resulting in a student population increase on the site and will be effective for five years following the approval date of this application.

**Landscaping:** The site landscaping has been minimally kept up and staff observed poor landscape conditions along the Duane Avenue frontage. Staff has added a condition requiring that landscaping for the Duane street frontage be improved to include the following: 1) Cleanup of existing landscaping; 2) repair and installation of irrigation; 3) installation of appropriate ground cover; and 4) application of 2 inches of mulch. The applicant shall submit a separate Miscellaneous Plan Permit application for review. Landscape areas greater than 1,000 square feet will require compliance with the Water Efficient Landscape Ordinance requirements. The landscape improvements shall be completed prior to final inspection of the additional modular units proposed in this application.

**Public Contact:** 114 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**

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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 Met**

**The proposed additions provide additional classroom space for an existing school in the City. The school is located within an existing Public Facility zone and provides additional educational space for residents.**

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 Met**

**The proposed classrooms will be consistent with the other modular located on the site. The additional conditions requiring on-site improvements, fairshare contribution and updating of the landscaping on Duane will improve the overall appearance of the site.**

**ALTERNATIVES:**

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

**RECOMMENDATION**

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

Reviewed by:



 Gerri Caruso  
Principal Planner

Prepared By: Shaunn Mendrin, Senior Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
May 30, 2012**

**Planning Application 2012-7039  
562 Britton Avenue**

Use Permit to allow the installation of two new modular classrooms and remodel of Building O to allow two additional classrooms and lecture hall.

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 Use 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. PEAK HOUR TRIP BASELINE:

King's Academy shall obtain additional City approval for further increase in students' enrollment. Any and each of the subsequent approvals are subject to its financial share towards the traffic signal improvements at the intersection of Duane Avenue/Britton Avenue. Additionally, starting with this project approval and as part of the overall school expansion plan, the City is keeping track of the incremental trips for each of the future project approvals. Currently, the proposed project would result in 47 AM peak hour trips. Once the school's cumulative trip count reaches 100 peak hour trips, the school shall be required to perform a Transportation Impact Analysis (TIA) in accordance with the Congestion Management Program (CMP) requirements.

Note: Future additions to the site may require the applicant to upgrade the existing bus stop located on Duane Avenue abutting to the school site in order to meet current VTA standards. The upgrades would need to include the provision of a bus shelter and seating, a minimum of 10 feet by 55 feet Portland Cement Concrete (PCC) bus pad, and a minimum of 8 feet by 40 feet sidewalk adjacent to the bus stop. Trees and landscaping items should be placed back-of-walk or outside of the bus stop area.

This Condition shall be in effect for 5 years from the date of approval of this project and shall apply to any significant site improvements or additions generating peak hour trips. [COA] [PUBLIC WORKS]

**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. **PUBLIC WORKS FEES:**  
The applicant shall pay the following fees prior to Building Permit Issuance:  
a) The applicant shall pay incremental sewer connection fee in the amount \$8,186.56 and water connection fee in the amount of \$2,486.96 based upon FY 2011-12 fee schedules.  
b) The applicant shall pay a fair share financial contribution in the amount of \$11,305 towards the implementation of the future traffic signal at the intersection of Duane Avenue/Britton Avenue. The requested increase in enrollment of 58 students will result in a financial share of 2.66% of the total signal cost estimate of \$425,000. [COA] [PUBLIC WORKS]
- BP-3. **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-4. **PARKING LOT LIGHTING:**  
A lighting plan for the Britton parking areas shall be included with the building permit plans, including a light contour map. Lighting shall be located to ensure safety and shall be fully shielded to eliminate light overspill. [COA] [PLANNING]
- BP-5. **LANDSCAPE PLAN:**  
Landscape and irrigation plans for the landscape bed on the Duane Avenue frontage 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 through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:  
a) Cleanup of existing landscaping.  
b) Repair and installation of irrigation.  
c) Installation of appropriate ground cover.  
d) Application of 2 inches of mulch. [COA] [PLANNING]
- BP-6. **SHORT-TERM VISITOR PARKING:**  
Prior to building permit issuance and as part of the building permit review, provide a site plan for City's approval showing implementation of designated short-term/visitors' parking in the parking lots off of

Britton Avenue in the vicinity of Buildings J, T, K and M, due to current circulation issues that impact public streets. Additional staff parking can be accommodated in the presently underutilized parking lot adjacent to Buildings H and V. [COA] [PUBLIC WORKS]

BP-7. ONE-WAY DRIVE AISLE:

Prior to building permit issuance and as part of the building permit review, provide a site plan for City's approval showing implementation of the redesign of the one-way aisle and associated angle parking adjacent to Building M in order to avoid motorists backing out of the school site and impacting the public street, due to current circulation issues that impact public streets. [COA] [PUBLIC WORKS]

BP-8. BICYCLE PARKING:

Prior to building permit issuance and as part of the building permit review, provide a site plan for City's approval showing installation of on-site 43 Class I and 45 Class II bicycle parking in accordance with the VTA Bicycle Technical Guidelines. This includes the 2 Class I and 3 Class II bicycle parking associated with increase in students' enrollment. Information on the types of bicycle parking, models, and design details and spacing is provided in the referenced Technical Guidelines. [COA] [PUBLIC WORKS]

BP-9. DRIVEWAY IMPROVEMENTS:

The owner or applicant shall upgrade the existing two driveway approaches along Britton Avenue to City standard detail 6C-3 and the single driveway approach along Duane Avenue to City standard detail 6C-1 in order to comply with the Americans with Disability Act (ADC). [COA] [PUBLIC WORKS]

BP-10. STOP CONTROL:

The project shall install a stop control (i.e., a stop sign, stop bar, stop legend and centerline tail) in accordance with the latest CA Manual on Uniform Traffic Control Devices (MUTCD) on the main site driveways off of Duane Avenue and Britton Avenue on the school property. [COA] [PUBLIC WORKS]

**EP: THE FOLLOWING SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.**

EP-1. ENCROACHMENT PERMIT:

The project shall apply for an encroachment permit including a traffic control plan in accordance with the latest CA MUTCD for any work within the public right-of-way. Storage of all construction related materials, parking and equipment shall take place on site and the public streets shall be maintained free of construction debris. [COA] [PUBLIC WORKS]

**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]

**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:

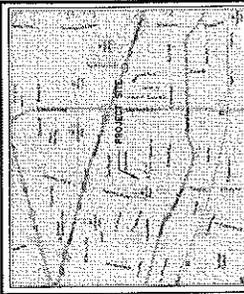
All landscaping and irrigation as required as part of this project shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. CIRCULATION IMPROVEMENTS:

The circulation improvements required on the building permit set of plans shall be installed prior to occupancy of the new classrooms. These include Short-Term Visitor Parking, One-Way DriveAisle, Bicycle Parking, Driveway Improvements, and Stop Control. [COA] [PUBLIC WORKS]

**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. RECYCLING AND SOLID WASTE:  
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-2. LOUDSPEAKERS PROHIBITED:  
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
- AT-3. 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-4. PARKING LOT MAINTENANCE:  
The parking lot shall be maintained in accordance with the approved plans and as follows:
- a) Clearly mark all employee, , student, short term visitor, and compact spaces. This shall be specified on any Building Permit plans required for any improvements and completed prior to occupancy.
  - b) Maintain all parking lot striping and marking.
  - c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
  - d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
  - e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]



**1 VICINITY MAP**

**DRAWING INDEX**

ARCHITECTURAL  
P-1 OVERALL SITE PLAN  
P-2 BUILDING FOOTPRINT  
P-3 BUILDING 'D' PLAN

**2 DRAWING INDEX**

OWNER: THE KINGS ACADEMY, 560 BRITTON AVENUE, SUNNYVALE, CA 94088, (408) 322-2244 FAX: (408) 322-2244

ARCHITECT: MILLBURN ARCHITECTURE, L.P.C., 1001 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202, (303) 733-1100 FAX: (303) 733-1101

DATE: 02/23/2016

**PROJECT SUMMARY**

MODULAR CLASSROOMS SEE SHEET P-2	1,820 S.F.
MODULAR CLASSROOM 1	850 S.F.
MODULAR CLASSROOM 2	970 S.F.
<b>TOTAL</b>	<b>1,820 S.F.</b>

PHASE 1  
TOTAL MODULAR CLASSROOM 1,820 S.F.

**PARKING SUMMARY**

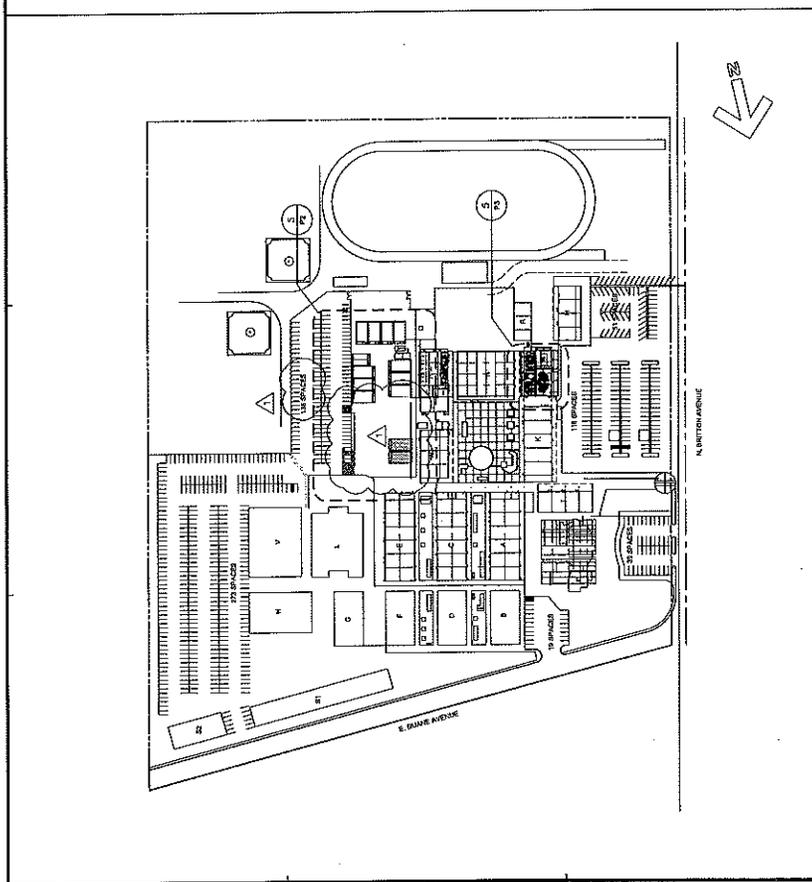
THE KINGS ACADEMY	467 STALLS
OFFICE STAFF	60 STALLS
9-12	60 STALLS
ACCESSORY USES *	40 STALLS
ACCESSORY CVM	157 STALLS
ACCESSORY FOOTBALL	248 STALLS
ACCESSORY ASSEMBLY	156 STALLS
* ACCESSORY USES ARE NOT SCHEDULED CONCURRENTLY	
<b>TOTAL</b>	<b>1,111 STALLS</b>

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<b>TOTAL</b>	<b>1,111 STALLS</b>

\*\* THESE USES DO NOT REQUIRE PARKING AFTER 6:00 PM

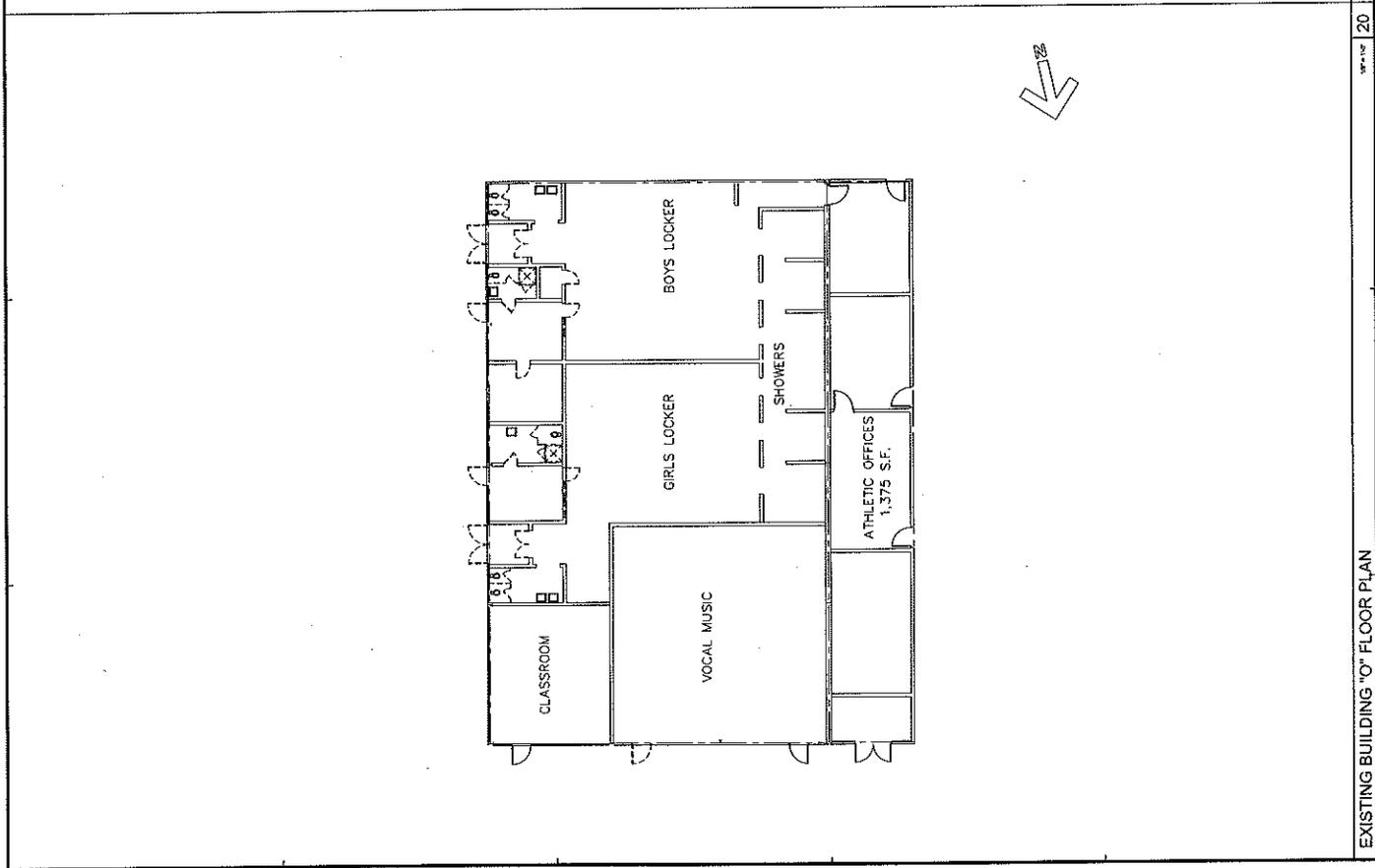
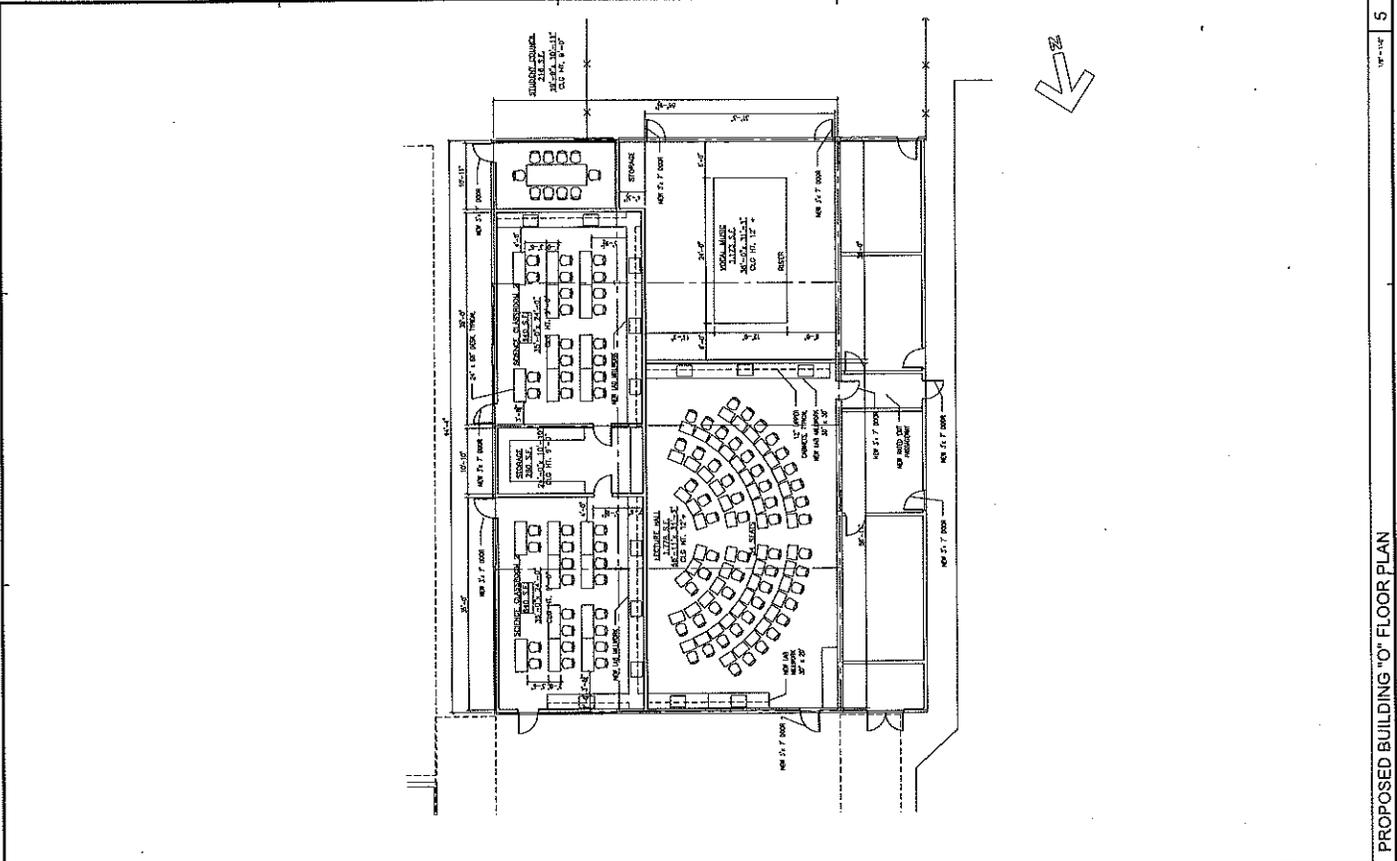
\*\*\* PARKING PROVIDED IS BASED ON MOST INTENSIVE USE AND USES ARE NOT TO BE USED AFTER 6:00 PM WHEN ALL ON-SITE PARKING WILL BE AVAILABLE



**3 PROJECT DIRECTORY**

**7 PROJECT SUMMARY**

Building	Type	Area	Classrooms K-5		Classrooms 6-8		Classrooms 9-12		Other		Total
			# of Classrooms	# of Seats							
Classroom 1	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 2	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 3	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 4	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 5	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 6	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 7	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 8	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 9	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 10	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 11	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 12	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 13	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 14	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 15	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 16	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 17	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 18	Classroom	1,820	1	182	1	182	1	182	0	0	546
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Classroom 72	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 73	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 74	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 75	Classroom	1,820	1	182	1	182	1	182	0	0	546
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Classroom 82	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 83	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 84	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 85	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 86	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 87	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 88	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 89	Classroom	1,820	1	182	1	182	1	182	0	0	546
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Classroom 92	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 93	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 94	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 95	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 96	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 97	Classroom	1,820	1	182	1	182	1	182	0	0	546
Classroom 98	Classroom										



100-102 5

20 PROPOSED BUILDING "O" FLOOR PLAN

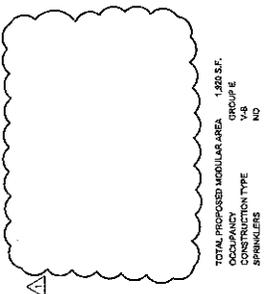
100-102

EXISTING BUILDING "O" FLOOR PLAN



**ALLOWABLE AREA CALCULATIONS**  
BUILDING AREAS CALCULATED IN ACCORDANCE WITH 503.1.2,  
BUILDINGS ON THE SAME LOT

- 1. 1,970 S.F.
- 2. 890 S.F.
- 3. 890 S.F.
- 4. 890 S.F.
- 5. 890 S.F.

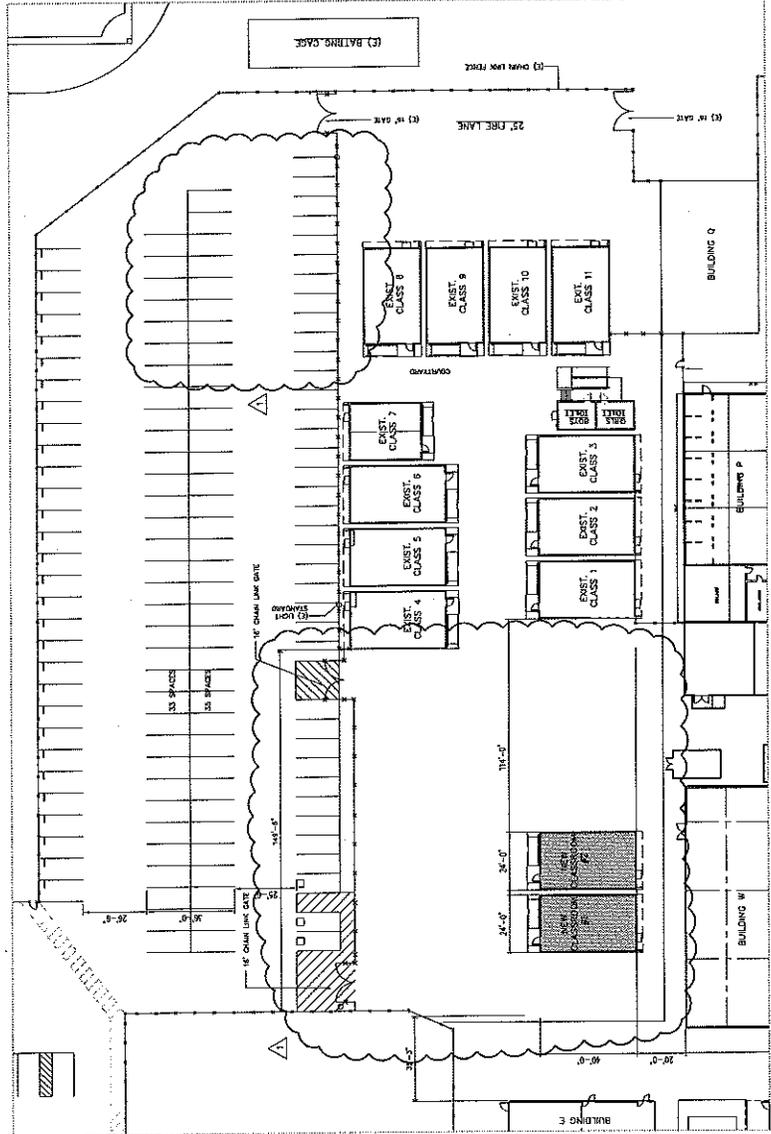


TOTAL PROPOSED MODULAR AREA: 1,970 S.F.  
OCCUPANCY GROUP: E  
CONSTRUCTION TYPE: V-A  
SPRINKLERS: NO

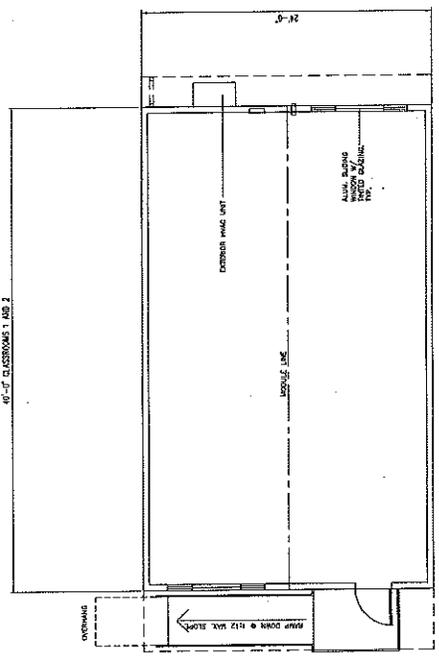
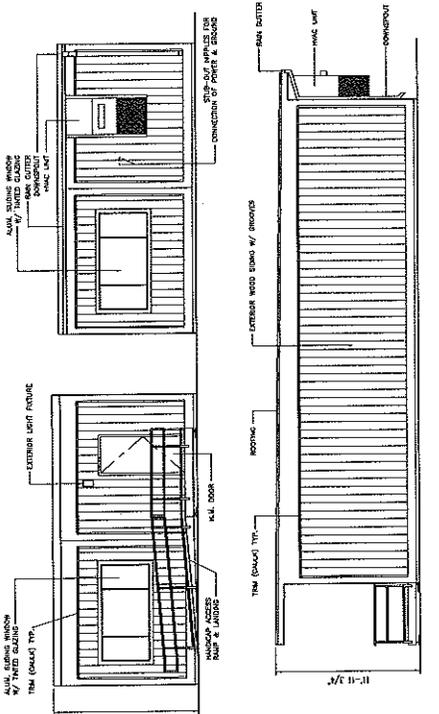
FOR PURPOSES OF CALCULATING FIRE SPRINKLER REQUIREMENTS, MODULES ARE GROUPED  
SUB-TYPED THAT THE AGGREGATE AREA OF EACH GROUP IS LESS THAN 500 S.F., 2500 SQ. FEET  
AND THE SEPARATION DISTANCE TO ADJACENT PROPERTY  
LINE EQUALS 10 FEET.

SPRINKLER INSTALLATION SHALL BE IN ACCORDANCE WITH 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4,  
903.2.1.5, 903.2.1.6, 903.2.1.7, 903.2.1.8, 903.2.1.9, 903.2.1.10, 903.2.1.11, 903.2.1.12, 903.2.1.13, 903.2.1.14,  
903.2.1.15, 903.2.1.16, 903.2.1.17, 903.2.1.18, 903.2.1.19, 903.2.1.20, 903.2.1.21, 903.2.1.22, 903.2.1.23, 903.2.1.24,  
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903.2.1.35, 903.2.1.36, 903.2.1.37, 903.2.1.38, 903.2.1.39, 903.2.1.40, 903.2.1.41, 903.2.1.42, 903.2.1.43, 903.2.1.44,  
903.2.1.45, 903.2.1.46, 903.2.1.47, 903.2.1.48, 903.2.1.49, 903.2.1.50, 903.2.1.51, 903.2.1.52, 903.2.1.53, 903.2.1.54,  
903.2.1.55, 903.2.1.56, 903.2.1.57, 903.2.1.58, 903.2.1.59, 903.2.1.60, 903.2.1.61, 903.2.1.62, 903.2.1.63, 903.2.1.64,  
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903.2.1.75, 903.2.1.76, 903.2.1.77, 903.2.1.78, 903.2.1.79, 903.2.1.80, 903.2.1.81, 903.2.1.82, 903.2.1.83, 903.2.1.84,  
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903.2.1.95, 903.2.1.96, 903.2.1.97, 903.2.1.98, 903.2.1.99, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.6, 903.2.7, 903.2.8,  
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954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978,  
979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CALCULATE ALLOWABLE GROUP E OCCUPANCY AREA  
 $A = (A_1 + A_2 + A_3 + A_4 + A_5 + A_6 + A_7 + A_8 + A_9 + A_{10}) \times 1.1$   
 $A_1 = 500$  (MAXIMUM)  
 $A_2 = 500$  (MAXIMUM)  
 $A_3 = 500$  (MAXIMUM)  
 $A_4 = 500$  (MAXIMUM)  
 $A_5 = 500$  (MAXIMUM)  
 $A_6 = 500$  (MAXIMUM)  
 $A_7 = 500$  (MAXIMUM)  
 $A_8 = 500$  (MAXIMUM)  
 $A_9 = 500$  (MAXIMUM)  
 $A_{10} = 500$  (MAXIMUM)



ENLARGED SITE PLAN - PROPOSED MODULAR CLASSROOMS



TYPICAL MODULAR PLAN AND ELEVATIONS





May 8, 2012

City of Sunnyvale  
Department of Community Development  
Planning Division  
456 West Olive Avenue  
Sunnyvale, CA 94088

Attention: Shaun Mendrin, AICP

Re: The Kings Academy  
560 Britton Avenue, Sunnyvale, CA  
Classroom Expansion, Revised Project Scope  
Project 1264

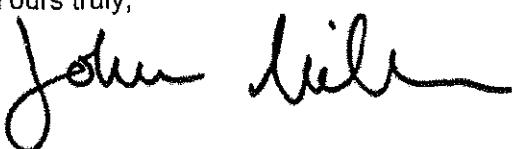
Dear Shaunn,

This is to clarify the proposed number of students in Building "O". This building currently has two classrooms; a vocal music and a standard classroom. The proposed plan is to convert the existing classroom to a science lab, add another science lab and add a lecture hall. The lecture hall is intended to provide lecture space to support the science labs. This space is akin to a conference room where the occupancy is accessory to the main function of the space.

TKA's typical classroom occupancy averages 16 to 20 students per classroom. They have need for a larger teaching venue from time to time for some subjects, such as science. This need is addressed by the lecture hall.

The existing student occupancy in building "O" is 28 students in two classrooms. The proposed occupancy is 40 students in two science classrooms and 14 students in the vocal music. The net increase for building "O" is 26 students (40 + 14 - 28).

Please feel free to contact me if you have any questions on the above. You may also contact Bob Kellogg, Principal at TKA. His phone number is (408)481-9900. Email is Bob.Kellogg@tka.org

Yours truly,  


MILBURN ARCHITECTURE, INC  
John Milburn, Architect

Cc: Bob Kellogg  
Matt Nisbet  
5030 Linda Creek Court, Granite Bay, CA 95746 p(916)622-3232 f(877)780-1858