



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

January 3, 2013

File Number: 2012-7880

Permit Type: Use Permit

Location: 1237 Reamwood Avenue

APN: 104-58-008

Applicant/Owner: Ed David / Tasman Drive LLC

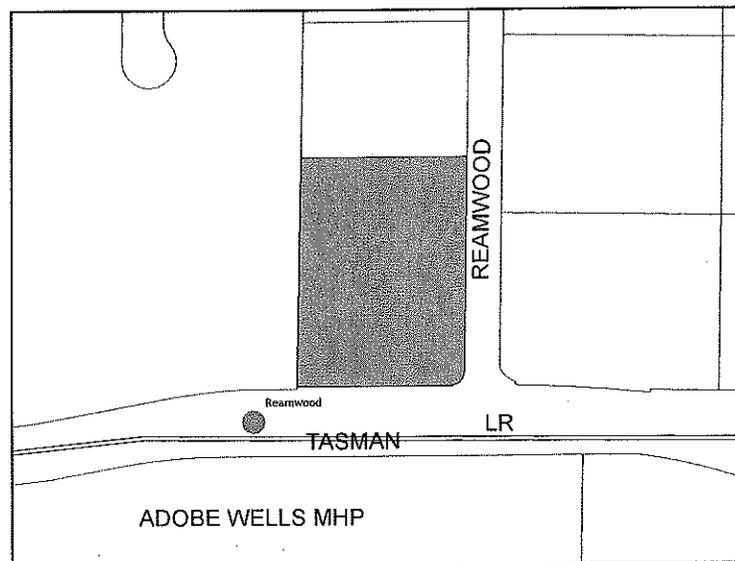
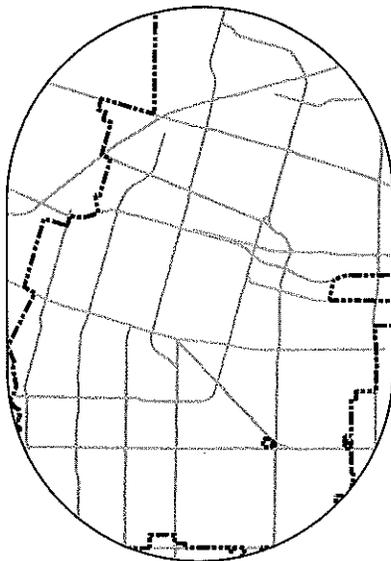
Staff Contact: Elise Lieberman, Assistant Planner (408) 730-7443

Project Description: To allow an education facility for adults with developmental disabilities in a multi-tenant building in the M-S/POA (Industrial & Service/Place of Assembly) Zoning District.

Reason for Permit: A Use Permit is required to allow education – recreation and enrichment uses within the M-S/POA Zoning District.

Issues: Use, Parking

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	MS/POA	Same
Total Sq. Ft. on Site:	37,447	Same
Tenant Sq. Ft.:	5,000	Same
Parking:	119	119

Previous Planning Projects related to Subject Application: The subject tenant space was previously occupied by a recreational use (International Fencing Club, 2012-0393); however that business is no longer located in the building.	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Use Description: The proposed use is for an educational facility for adults with developmental disabilities that offer classes including vocational training, life skills, functional education and community integration arts. The applicant has submitted a business description noted in Attachment C.

Hours of Operation: The facility will be open Monday to Friday from 8:00 a.m. until 3:00 p.m. for clients and as late as 5:00 p.m. for end-of-day office use by staff. Up to two staff may enter on the weekend to finish paperwork.

Expected Students / Customers: The facility, licensed by Community Care Licensing, will provide services with a 1:4 staff to client ratio for a maximum of 80 clients and 20 staff members. In similar facilities owned by the same company, there has been an average of 60 clients and 15 staff members. All clients will be 18 years of age or older and are referred to the facility by the San Andreas Regional Center. A maximum of 10 clients from the total 80 are allowed to be non-ambulatory meaning they are able to evacuate independently in the event of an emergency (they use a manual/electric wheelchair and can mobilize independently).

Floor Plan: The floor plan will consist of three (3) classrooms that will each hold a maximum of 20 clients and 5 employees. The computer lab situated between Classroom 1 and general offices will accommodate a maximum of 8 clients and 2 employees (see Attachment B). The multi-purpose area located in the back of the unit across from the classrooms will hold a maximum of 12 clients and 3 employees.

Exterior Changes: No exterior changes are planned as part of this proposal. All proposed signs will require a separate permit.

Shared Uses On-Site: The following table lists current uses that share parking at the site:

Table 1: Current uses at 1233-39 Reamwood and 1257 Tasman Drive

Address	Use - Tenant	Approximate Area (s.f.)
1257 Tasman Dr, #A	Catalyst Athletics	4,500
1257 Tasman Dr, #B	POA - Bay Area Cultural Center	5,535
1257 Tasman Dr, #C	Proposed POA – Swan Pong	7,267
1233 Reamwood Ave.	POA – Swaray	5,000
1235 Reamwood Ave.	Manufacturing/R&D - Squirt Printing	5,000
1237 Reamwood Ave.	POA- AIM HIGHER	5,000
1239 Reamwood Ave.	Proposed POA – Smash Gyms	4,900

Parking: The multi-tenant industrial building shares a parking lot that contains 119 spaces. The parking requirements for Education—Recreation and Enrichment outlined in Sunnyvale Municipal Code Section 19.46.050 is noted as:

- 1 space per 4 students, plus
- 1 space per employee (*20 employees max.*), or
- 1 space per 250 sq. ft. of gross floor area, whichever is most restrictive

According to the above criteria, the facility will require approximately 40 spaces. This amount appears to be excessive for a use with a maximum of 20 staff members at any one time and where all the clients will be transported to the facility by a contracted transportation vendor. The transportation vendor will use a combination of vans and buses that can hold up to 10 and 20 clients, respectively. The vendor will pick-up clients from their homes and drop them off at the site between 8:00 a.m. and 9:00 a.m. each day. The clients will be picked up from the site between 2:00 p.m. and 3:00 p.m. each day and returned to their homes. During the pick-up and drop-off times, the buses and vans will be located off site.

The use previously occupying the space was approved through a Use Permit and despite a calculated parking demand rate of approximately 120 spaces, was approved with a maximum parking amount of 15 spaces. Based on the calculated demand and past Use Permit approvals, it appears that the on-site parking will accommodate the proposed use. The existing Parking Management Plan has been revised and signed by all tenants at the site.

A Parking Management Plan (PMP) that restricts occupancy for each tenant has been considered for each of the previously approved place of assembly uses. A total of 20 spaces have been allocated for the proposed use based on the maximum number of employees at the site at a given time with the condition that clients would be transported by a contracted transportation service. The following chart notes the maximum occupancy for the shared uses of the site:

Table 2: Maximum Occupancy by Use

Address / Unit	Use - Tenant	Type of Use	Maximum occupancy	Area (s. f.)	Parking Ratio
1257 Tasman Dr, #A	<i>Catalyst Athletics</i>	POA by Use Permit	20	4,500	Per UP - 2009-0452
1257 Tasman Dr, #B	<i>Bay Area Cultural Center (POA use)</i>	POA by Use Permit	12	5,535	Per UP 2008-0431
1257 Tasman Dr, #C	Swan Pong (POA use)	POA by Use Permit	20	7,267	Per UP Parking Management Plan Previous Use Permit 2006-12-13
1233 Reamwood Ave.	<i>Swaray (POA use)</i>	POA by Use Permit	25	5,000	Per UP 2009-0075
1235 Reamwood Ave.	<i>Squirt Printing (R&D/Manuf.)</i>	R&D	10	5,000	1/500
1237 Reamwood Ave	AIM HIGHER	POA by Use Permit	100	5,000	Per UP 2012-7880
1239 Reamwood Ave.	<i>Smash Gyms</i>	POA by Use Permit	22	4,900	Per UP - 2010-7730

The following chart breaks out the parking demand for weekdays and weekend use of the site. Similar to previously required permits, this PMP would modify the conditions of previous approvals which limited the allowable occupancy (customers/employees) and/or the hours of operation for existing uses. The PMP staggering peak use times to address the fact that the site does not provide adequate parking for all uses during peak use hours. The following chart notes the peak parking demands for the site, as part of the required Parking Management Plan, per Condition of Approval GC-5a.

Table 3: Parking Management Plan

Address / Unit	Weekday 8:00 am – 5:30 pm	Weekday 5:30 pm – 9:00 pm	Saturday	Sunday
1257 Tasman Dr, #A - <i>Catalyst Athletics</i>	15	10	12	5
1257 Tasman Dr, #B (<i>Bay Area Cultural Center (POA use)</i>)	12	20	20	20
1257 Tasman Dr, #C Resources for Battered Women (POA use)	20	20	20	20
1233 Reamwood Ave. <i>Swaray (POA use)</i>	15	15	15	15
1235 Reamwood Ave. <i>Squirt Printing (R&D/Manuf.)</i>	10	15	15	25
1237 Reamwood Ave. AIM HIGHER (POA use)	20	2 (Closed)	2 (Closed)	2 (Closed)
1239 Reamwood Ave. <i>Proposed POA – Smash Gyms</i>	15	15	15	5
TOTAL (119)	107	97	99	92

Based on the information provided by the applicant the parking demand will generally be distributed throughout the week. Weekdays between 8:00 a.m. and 5:30 p.m. will have the highest demand as the applicant will have staff working in the tenant space. Weekday evenings and weekends will have a lower peak demand and a parking surplus of at least 20 spaces as the applicant plans to be closed during these times. The applicant requests 2 spaces in the evening and on the weekend for staff that need to catch up on work, but staff is encouraged to complete their work during normal operating hours. A revised PMP will be necessary if the proposed use or other tenants plan to increase capacity during hours of operation. Such a modification could be considered through a Miscellaneous Plan Permit application, per Condition of Approval GC-5b.

Place of Assembly (POA): Sunnyvale Municipal Code (SMC) requires that any proposed Place of Assembly use be evaluated on a case by case basis. The POA Zoning regulations specify additional requirements and procedures if a space is used by sensitive populations such as adults with mental or physical disabilities and adults over 65. Since the subject site and the surrounding area were originally zoned for industrial uses, staff looked at the possibility of the presence of hazardous materials in the vicinity of the site. Staff found that while there are other industrial facilities with hazardous materials in the area, none currently have large quantities of high risk materials. However, these industrial uses have the ability to change their inventories in the future to increase the use of hazardous materials, which might present a safety issue to the users of the subject tenant space. Per the Municipal Code (SMC

19.98.020(h)), as a Place of Assembly use, the adult education center triggers three requirements:

- For a multi-tenant building, an Agreement between the applicant, property owner and the City to the limitation of hazardous material users on the same site (*will obtain prior to issuance of building permits*)
- A letter from the applicant/proposed tenant acknowledging that locating in an industrial area may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas (*provided*); and
- Applicant shall adopt and submit for the approval of the City a safety plan designed to protect sensitive populations in the event of a nearby release of hazardous materials; the plans shall be prepared by a certified safety professional (*will obtain prior to issuance of building permits*)

Environmental Review: In 2006 the City took action to determine areas for POAs within industrial zones to continue to protect the integrity of industrial neighborhoods. The City recognized that sensitive populations may locate in these areas and took action by adopting the Municipal Code requirement discussed in the preceding section.

The project site has a history of approvals of POA uses and in February 2007 an agreement was recorded to limit the use of hazardous materials on site as part of a Use Permit for a different applicant. This agreement is being updated along with the required safety plan for the new use. As a result of these updates, this project would meet current code requirements for POA uses. A Categorical Exemption Class 1 relieves this project from CEQA provisions as only minor interior alterations and interior partitions will be completed for the proposed use.

Public Contact: 210 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practice. No letters were received.

FINDINGS

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

Land Use and Transportation Element

Policy N1.1 – *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*

Policy N1.1.4 *Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.*

Policy N1.14 *Support the provision of a full spectrum of public and quasi-public services that are appropriately located.*

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 use attains the objectives of the General Plan by providing an educational enrichment use for developmentally disabled adults in the community at an appropriate location. Through conditions of approval, the use will have a limited impact to the uses on-site and surrounding properties.

Staff was able to make the findings as the design 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. *(Finding met)*

The proposed use will not impair existing uses or those on adjacent properties through the limited scope of the use and required parking management for the site. Further expansion requires re-examination of the use and possible resulting impacts. Required conditions of approval for places of assembly uses with sensitive receptors further ensure the safety and protection of users on-site as well as the liability of those industrial uses located nearby.

The project is expected to have no impacts on surrounding properties.

ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

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

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
January 3, 2013**

Planning Application 2010-7880

1237 Reamwood Avenue

Use Permit to allow to allow an education and enrichment facility for adults with developmental disabilities within a vacant tenant space of an industrial building.

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-9. 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-10. 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-11. PERMIT EXPIRATION:

The Use Permit shall be valid for two (2) years from the date of approval by the final review authority. 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)

GC-12. MAXIMUM OCCUPANCY BY USE (LIMITATIONS):

Tenants that have previously approved Use Permits, i.e. Bay Area Cultural Center, Smash Gyms, Swaray, Swan Pong, and Catalyst Athletics shall not exceed the maximum occupancy listed in the table below. [COA] (PLANNING)

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1239 Reamwood Ave.	<i>Smash Gyms</i>	POA by Use Permit	22	4,900	Per UP - 2010-7730

GC-5 PARKING MANAGEMENT PLAN:

A Parking Management Plan must be submitted to the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

a. The following parking table applies to this site:

Address / Unit	Weekday 8:00 am – 5:30 pm	Weekday 5:30 pm – 9:00 pm	Saturday	Sunday
1257 Tasman Dr, #A - <i>Catalyst Athletics</i>	15	10	12	5
1257 Tasman Dr, #B (<i>Bay Area Cultural Center (POA use)</i>)	12	20	20	20
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TOTAL (119)	107	97	99	92

- b. Modifications to the Parking Management Plan shall be considered through a Miscellaneous Plan Permit.
- c. Employee parking locations shall be away from the building, in parking spaces that are the least used.
- d. Specify the location and term of short-term parking.
- e. Employees shall be required to park on the site.
- f. A maximum of 20 employees and 80 clients shall be allowed.
- g. Any proposed expansion of the number of students/employees for the education – recreation and enrichment use shall be subject to approval of the Director of Community Development through a Miscellaneous Plan Permit.

GC-6 PARKING LOT MAINTENANCE:

The parking lot shall be maintained as follows:

- a. Clearly mark all employee, customer, and compact spaces. Employee parking locations shall be away from the building, in parking spaces that are the least used.
- 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.

GC-7. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

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. 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-3. 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-4. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) TRANSPORTATION IMPACT FEE – No Traffic Impact fee for the net new trips resulting from the proposed project will be required. The previous use and the proposed use are considered to be in the

same TIF category therefore no new trips will be created. [SDR]
[PLANNING]

BP-5 SITE SAFETY PLAN - The applicant shall develop a Site Safety Plan addressing the risks presented to employees and patrons, from the surrounding industrial facilities. The plan shall be prepared by a Certified Industrial Hygienist or a Professional Safety Engineer. The plan shall be approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and shall include the following components:

- a) Identification of high risk locations within 1,000 ft.
- b) Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
- c) Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).
- d) Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
- e) Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place procedures), addressing the specific needs of trainee/student population.
- f) Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
- g) Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
- h) The plan shall be reviewed by the City's Hazardous Materials Coordinator and updated annually. [SDR] [PLANNING]

BP-6 LIMITATION OF HAZARDOUS MATERIAL USERS AGREEMENT:

The agreement regarding the limitation of hazardous material users on the same site shall be completed by the City Attorney's Office. The applicant shall obtain this agreement and have it recorded between the property owner, City Attorney and applicant prior to the issuance of building permits. [SDR] [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) The hours of operation are limited to 7:00 a.m. to 10:00 p.m. for standard hours of operation.
- b) Clients are limited to be on the property between 8:00 a.m. to 3:00 p.m., Monday to Friday.
- c) Hours extending beyond 10:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. EMERGENCY EVACUATION PLAN:

An Emergency Evacuation Plan shall be maintained on-site at all times and all employees and coaches shall be made aware of the requirements and procedures of the plan. [SDR] [PLANNING]

AT-3. SPECIAL EVENTS (PLANNING APPLICATION REQUIRED):

A separate Miscellaneous Plan Permit application is required for special events that would result in increased parking demand greater than what is noted in the Parking Management Plan table listed in Condition of Approval #GC-5a. [COA] [PLANNING]

AT-4. RECYCLING AND SOLID WASTE:

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

AT-5. LOUDSPEAKERS PROHIBITED:

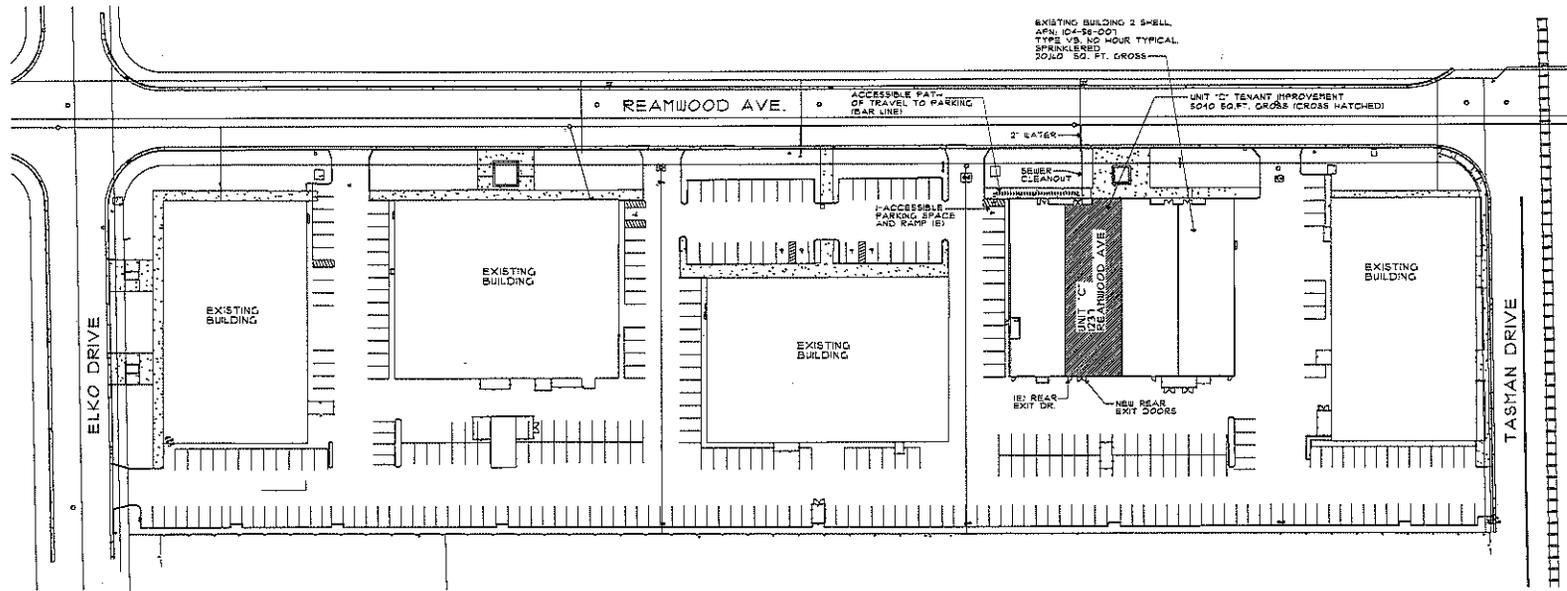
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-6. 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-7. PARKING MANAGEMENT:

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



 NORTH
SITE PLAN
 SCALE: 1" = 40'-0"

REVISIONS	BY



JOHN SUTTON ARCHITECT
 2731 LA CRESCENTA DR.
 SUITE 111
 CAHERON PARK, CA 94502
 OFF: (925) 232-9025
 Cell: (530) 447-4230

I have prepared this plan for the purpose stated above. I am not responsible for any errors or omissions in this plan, nor for any consequences that may result from its use. I am not a contractor, engineer, or architect. I am a professional architect.

I have conducted a visual inspection of the site and the existing conditions. I have not conducted a detailed survey or other field work. I am not responsible for any errors or omissions in this plan, nor for any consequences that may result from its use. I am not a contractor, engineer, or architect. I am a professional architect.

REMODEL - TENANT IMPROVEMENT
AIM HIGHER
 1237 REARWOOD DRIVE BLDG. 2
 SUNNYVALE, CA

EXISTING SITE PLAN

DRAWN: JS CHECKED: JS

DATE: 10/14/2010

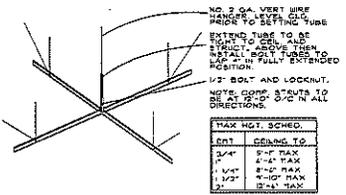
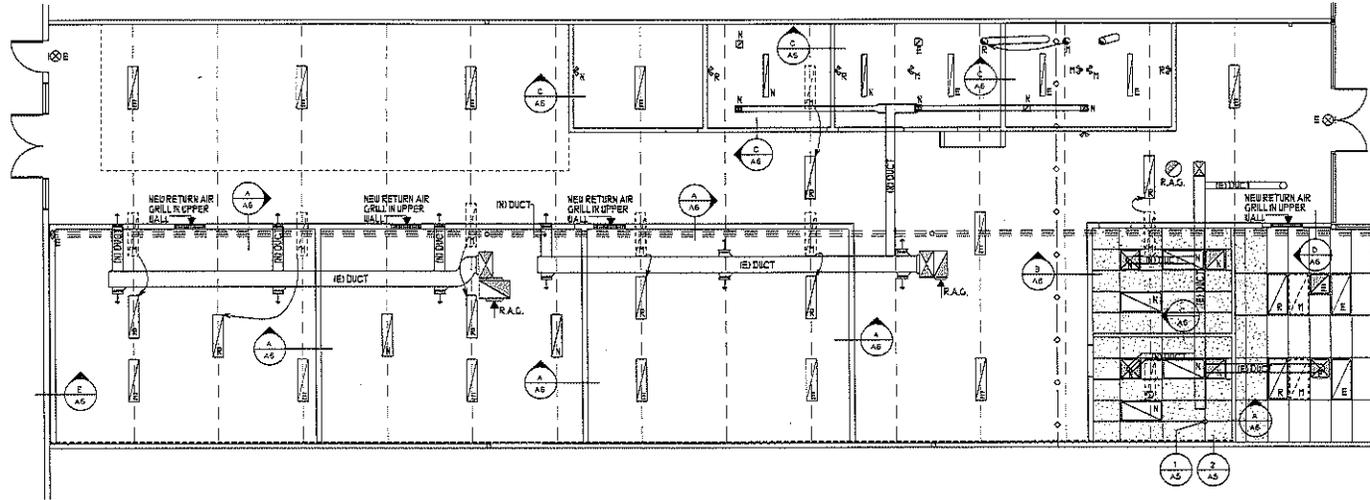
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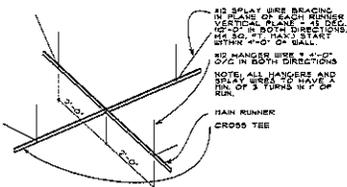
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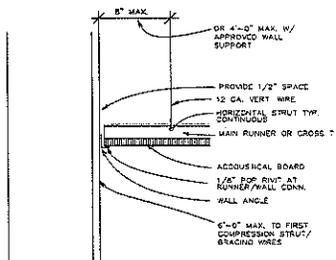




1 VERT COMP STRUT
AS NTS



SUSPENDED CEILING
NTS



2 SUSPENDED CEILING
AS NTS
INTERIOR CLASSROOM WALL

FIXTURE SCHEDULE

- ALL FIXTURES TO REMAIN UNLESS NOTED PER THIS FIXTURE SCHEDULE
- LIGHT FIXTURE - MOVED OR DELETED
 - LIGHT FIXTURE - NEW LOCATION
 - LIGHT FIXTURE - EXISTING TO REMAIN
 - HVAC SUPPLY DIFFUSER
 - HVAC RETURN AIR DIFFUSER
 - EMERGENCY LIGHT - NEW LOCATION OR NEW
 - EMERGENCY LIGHT - MOVED TO NEW LOCATION

CEILING SCHEDULE

- ALL SUSPENDED CLG. TILES / GRIDS TO REMAIN UNLESS NOTED PER THIS SCHEDULE
- (E) SUSPENDED CEILING TO REMAIN
 - NEW SUSPENDED CEILING - OR NEW CLG TO ALIGN W/ (E) CLG. AS SHOWN
 - NEW HAROLD GYP BRD. CLG. ALIGN W/ (E) HAROLD WHERE OCCURS
PATCH WHERE (E) WALLS ARE REMOVED

LEGEND

- E = EXISTING TO REMAIN
- M = EXISTING TO BE MOVED TO NEW LOCATION
- D = DELETED - VERIFY POSSIBLE RE-USE LOCATION
- R = RELOCATED LOCATION - SEE REFLECTED CLG. PLAN
- N = NEW



REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

REVISIONS	BY



JOHN SUTTON ARCHITECT
2131 LA CRESCENTA DR.
SUITE 33
CARMON PARK, CA 9582
PH: (530) 220-9425
Cell: (530) 441-1420

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK.

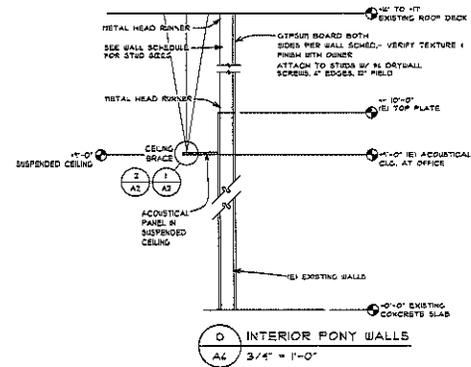
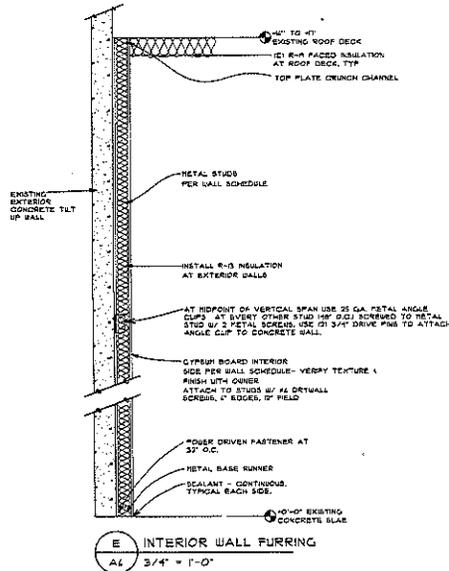
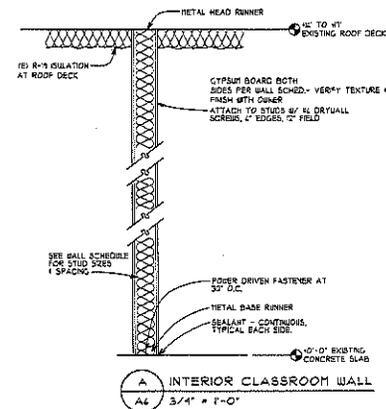
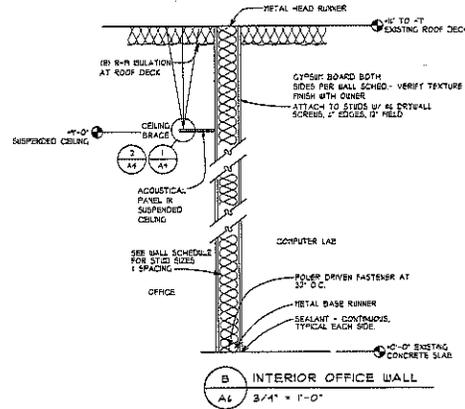
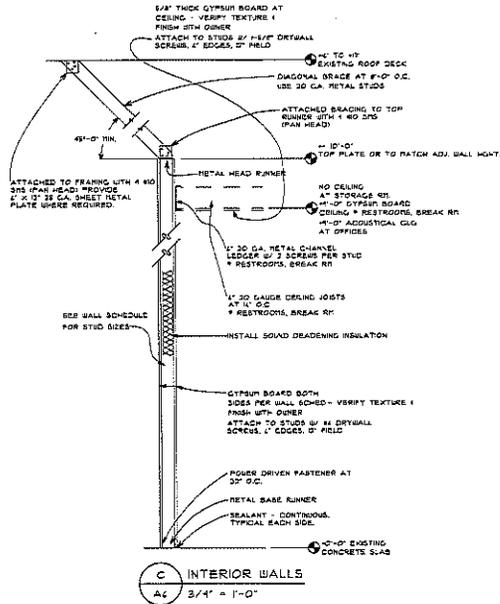
REMODEL - TENANT IMPROVEMENT
AIM HIGHER
1237 REAMWOOD DRIVE BLDG. 2
SUNNYVALE, CA

REFLECTED CEILING PLAN

DRAWN : JS	CHECKED : JS
DATE : 10/15/2012	SCALE :
JOB NO. : 12AR01	SHEET :

A5





REVISIONS	BY



JOHN SUTTON ARCHITECT
2131 LA CRESCENTA DR.
SUITE 33
CAMERON PARK, CA 95822
PH: (916) 222-9625
Cell: (530) 441-1420

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

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REMODEL - TENANT IMPROVEMENT
AIM HIGHER
1237 REANWOOD DRIVE BLDG. 2
SUNNYVALE, CA

WALL DETAILS

DRAWN:	CHECKED:
JS	JS
DATE:	10/14/2012
SCALE:	
JOB NO.:	12A1101
SHEET	

A6





AIM HIGHER
ADULT DISABILITY SERVICES

11/7/2012

Projection Description

The proposed use of the site will provide various activities to Adults with Developmental Disabilities. Activities will include Education, Life Skills, Vocational, Community Access, and Arts. The service hours will be Monday through Friday between 8am and 2pm, office hours are Monday through Friday from 8am to 5pm. The clients will be transported to the site by contracted transportation vendor. The site will have up to 20 employees and up to 80 clients at any one time. The site will be licensed through Community Care Licensing and vendorized through San Andreas Regional Center.

For more information about AIM HIGHER,

please visit www.aimhigherinc.com or call Ed David 916-599-5200

November 28, 2012

1237 Tasman Drive, Sunnyvale, CA 94089

Project Description:

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	MS/POA	Same
Total Sq. Ft. on site:	37,447	Same
Tenant Sq. Ft.:	5000	Same
Parking:	119	119

Use Description: The proposed use is for an Educational Facility for Adults with Developmental Disabilities. The classes offered will include Functional Education, Life Skills, Community Integration, Arts, and Vocational Training.

Hours of Operation: Monday through Friday 8am to 3pm

Expected Clients: The facility will provide services to Adults with Developmental Disabilities at least 18 years of age and that are referred by San Andreas Regional Center. The clients referred by the San Andreas Regional Center must be compatible with a 1:4 staffing ratio (1 staff for every 4 clients). The facility will be licensed by Community Care Licensing for a max of 80 clients with an average of 60 clients. Of the 80 clients, a max of 10 may be non-ambulatory. Of the 10 non-ambulatory they must still be compatible with the 1:4 ratio and able to evacuate independently in the event of an emergency. (An example of acceptable non-ambulatory clients are those in a manual/electric wheel chairs that can mobilize independently) There will be a max of 20 employees or average of 15 employees on site.

Daily Schedule:

8:00am-9:00am.... Arrive at program

9:00am-12:00pm.. Engage in one of the 5 classes (Life Skills, Education, Community Integration, Arts and Vocational Training.) * Note: Community Integration group/Vocational group (max of 20 clients and 5 staff each) depart for their activity or work in the community they may return any time before 2pm.

12:00pm-1:00pm... Lunch

1:00pm-2:00pm..... Social activity and/or continue activity from class

2:00pm-3:00pm..... Depart from program

Floor Plan:

The Floor Plan will have 3 Classrooms to accommodate a max of 20 clients and 5 employees each. The Multi-Purpose area will accommodate a max of 12 clients and 3 employees. The Computer Lab will accommodate a max of 8 clients and 2 employees. There will be an average of 60 clients and an average of 15 employees total for the entire space.

Exterior Changes: No exterior changes are planned as part of this proposal.

Shared Uses On-site:

Table 1 : Current Uses at 1233-39 Reamwood and 1257 Tasman

Address	Use- Tenant	Approx. Area (SF)
1257 Tasman Dr. #A	Catalyst Athletics	4,500
1257 Tasman Dr. #B	POA- Bay Area Cultural Ctr	5,535
1257 Tasman Dr. #c	POA- Swan Pong	7,267
1233 Reamwood	POA- Swaray	5,000
1235 Reamwood	Manufacturing/R&D - Squirt Printing	5,000
1237 Reamwood	Proposed POA- AIM HIGHER	5,000
1239 Reamwood	POA-Smash Gyms	4,900

Parking: The multi-tenant industrial building shares a parking lot that contains 119 spaces. The parking requirements for recreational assembly areas outlined in Sunnyvale Municipal Code section 19.46.050 is noted as:

- 1 space for every 3 fixed seats, plus
- 1 space per 21 sq. ft. of open area or seating space , (approximately 3,306) plus
- 1 space for 400 sq. ft. of additional floor area (approximately 5,000 sf)
- 1 space per employee (20 employees)

According to the above criteria, the facility would require approximately 189 spaces. This amount appears excessive for a use with an average of 15 employees and average of 60 clients. The 60 clients will be transported to and from the facility and the transportation vans/buses will not remain on site. The use previously occupying the space was approved through a use permit and despite a calculated parking demand rate of approximately 122 spaces, was approved with a maximum parking amount of 15 spaces during the weekdays and 18 spaces during the weekends. Based on the calculated parking demand and past use permit approvals, it appears that the on-site parking will accommodate the proposed use.

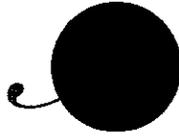
For each of the recent Use Permit approvals for place of assembly uses at the site, a parking management plan that restricts occupancy for each tenant has been considered. A total of 20 spaces have been allocated for the proposed use based on the maximum number of employees and people at the site a given time.

The following table notes the maximum occupancy for the shared uses of the site:

Address	Use- Tenant	Approx. Area (SF)	Max Occupancy	Parking Ratio
1257 Tasman Dr. #A	Catalyst Athletics	4,500	20	Per UP parking 2009-0452
1257 Tasman Dr. #B	POA- Bay Area Cultural Ctr	5,535	12	Per UP parking 2008-0431
1257 Tasman Dr. #c	POA- Swan Pong	7,267	20	Per UP parking
1233 Reamwood	POA- Swaray	5,000	25	Per UP parking 2209-0075
1235 Reamwood	Manufacturing/R&D - Squirt Printing	5,000	10	1/500
1237 Reamwood	Proposed POA- AIM HIGHER	5,000	20	Per UP Parking
1239 Reamwood	POA-Smash Gyms	4,900	22	Per UP Parking 2010-7730

The following chart breaks out the parking demand for weekdays and weekend use of the site. On the weekends our facility is closed and we don't expect any clients or transportation vans/buses. We have allocated 2 spaces for the weekends if employees need to conduct office/administrative work. Similar to previously required permits, this proposed program would modify the conditions of previous approvals which limited the allowable occupancy (customers/employees) and/or hours of operation for existing uses. The program proposes staggering peak use times to address the fact that the site does not provide adequate parking for all uses during peak use hours. The transportation vans/buses that will drop off/pick up clients vary in capacity. Typical buses accommodate 20 clients and vans accommodate 10 clients. There could be a max of 4 buses or 8 vans transporting the clients. There is a time expectation with the transportation agencies. The clients are required to arrive between the hours of 8:00am and 9:00pm and depart between 2:00pm and 3:00pm. Employees will use their own vehicles and will be encouraged to car pool if available. The following chart notes the peak parking demands for the site, as part of the required Parking Management Plan, per condition of approval GC-5.

Address	Use- Tenant	Weekday 8am- 5pm	Weekday 5pm-9pm	Saturday	Sunday
1257 Tasman Dr. #A	Catalyst Athletics	15	10	12	5
1257 Tasman Dr. #B	POA- Bay Area Cultural Ctr	12	20	20	20
1257 Tasman Dr. #c	POA- Swan Pong	20	20	20	20
1233 Reamwood	POA- Swaray	15	15	15	15
1235 Reamwood	Manufacturing/R&D - Squirt Printing	10	15	15	25
1237 Reamwood	Proposed POA- AIM HIGHER	20	2	2	2
1239 Reamwood	POA-Smash Gyms	15	15	15	5
Total (119)		107	97	99	92



AIM HIGHER
ADULT DISABILITY SERVICES

November 28, 2012

Mr. Hanson Hom
Community Development Director
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707

Subject: Industrial Acknowledgement/1237 Reamwood Sunnyvale

Dear Mr. Hom

AIM HIGHER has filed for an application for administrative hearing to request approval as a Place of Assembly. This classification is necessary for AIM HIGHER to conduct normal business operations and provide services to Adults with Developmental Disabilities.

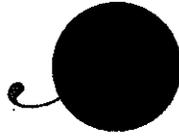
We acknowledge that AIM HIGHER will be located in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas. These factors will not have negative impact on the operations.

AIM HIGHER appreciates the City of Sunnyvale's consideration for this application. Should you need additional information please contact me at 916-599-5200.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ed David', written over a large, loopy scribble.

Ed David, CEO
AIM HIGHER INC.
1237 Reamwood
Sunnyvale CA 94089



November 30th, 2012

AIM HIGHER
ADULT DISABILITY SERVICES

City of Sunnyvale
456 W. Olive Ave
Sunnyvale, CA 94088

Subject: 1237 Reamwood, Sunnyvale

To Whom it May Concern,

I, the undersigned tenant, planning to occupy the above referenced property, hereby agree to adhere to the parking requirement specified by the Administrative Staff of the Planning Commission allowing for twenty (20) parking places.

Furthermore, we the undersigned tenant, agree to limit the activities of our organization to coincide with the above parking requirements.

Yours Truly,

Ed David, CEO
AIM HIGHER