



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

January 16, 2013

File Number: 2012-7957

Permit Type: Special Development Permit

Location: 1110 Sunnyvale-Saratoga Rd. (near Crescent Ave.) (APN:211-35-033)

Applicant/Owner: Choo Choo Train / Kirin Partners LLC

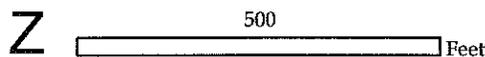
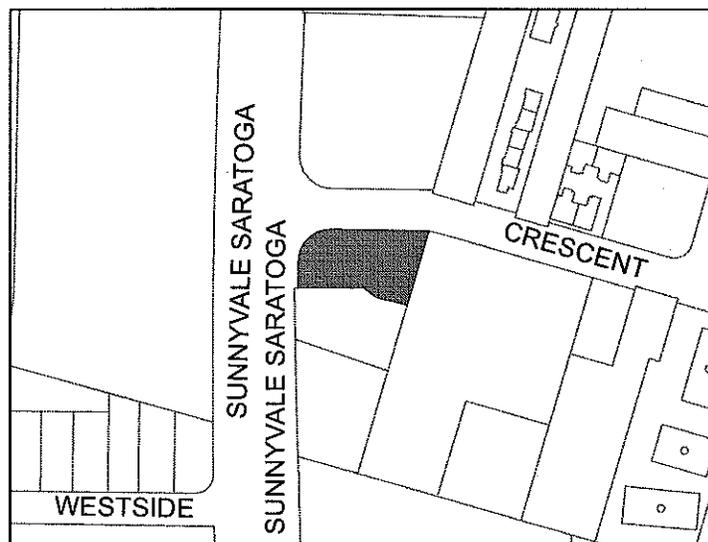
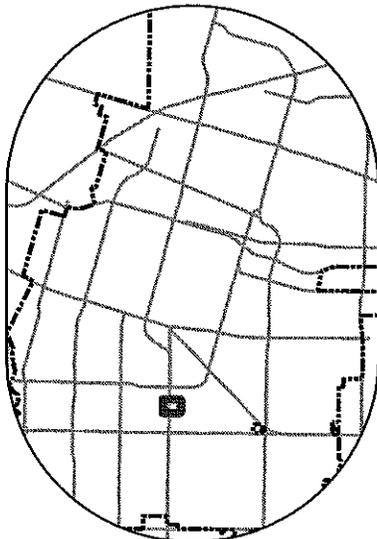
Staff Contact: Noren Caliva-Lepe, Associate Planner, (408) 730-7637

Project Description: To allow a child care center within an existing office building.

Reason for Permit: A Special Development Permit is required for a child care center in a residential zoning district.

Issues: Noise, neighborhood compatibility

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential High Density	Same
Zoning District:	R-4/PD	Same
Lot Size (sq. ft.)	11,591	
Total Floor Area on Site (sq. ft.):	3,737	Same
Tenant Floor Area (sq. ft.):	1,049	Same
Parking:	17	16

Previous Planning Projects Related to Subject Application Miscellaneous Plan Permit #2010-7710 was denied by staff in 2010, which involved the conversion of the entire building from general office use to medical/dental office uses. The permit was denied due to insufficient on-site parking.	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Background: The existing two-story office building was originally built in 1975. Since then, a variety of office uses have occupied the building. Today, there is an existing general office that occupies Suite B and a dental office that occupies Suite C. Suite A is currently vacant.

Use Description: Choo Choo Train proposes to occupy Suite A, which is approximately 1,049 square feet in size and is located on the first floor. The proposed use is a child care center, which provides all-day care for children between the ages of 2 and 5 years old. Attachment C provides a detailed description of the proposed activities and a sample daily schedule.

In addition to permits required by the City, the use is subject to the State Child Care Licensing Division (CCLD) requirements. Per Condition of Approval GC-6, the applicant must comply with all licensing requirements by CCLD prior to commencement of use (see Attachment A).

Hours of Operation: Proposed hours of operation are Monday through Friday from 7:30 a.m. to 7:00 p.m. The center will be closed on Saturdays, Sundays, and during federal holidays.

Expected Number of Students and Employees: Choo Choo Train proposes to serve a maximum of 24 children at any given time. Some children are expected to remain at the center all day or half day. The maximum number of employees proposed is 2 at any given time.

Interior and Exterior Changes: The proposed project includes minor interior changes, which primarily consists of interior partitions. Additional upgrades may be required by the Building Safety Division and Department of Public Safety per Condition of Approval BP-9 and BP-10 (see Attachment A). Exterior changes are limited to a door, which will match the existing doors found on the building.

The new door will lead out into a 918 square foot outdoor play area along the reducible front yard facing Crescent Avenue. This area will be enclosed with a new 4-foot tall solid wood fence. The applicant has been working with CCLD on shading requirements for outdoor play areas and finds that the existing trees are likely sufficient. While no shade structures are proposed at this time, the applicant is required to obtain a separate staff-level permit if the applicant finds that shade structures are required by CCLD. In addition, there are currently no outdoor play structures proposed. Any future play structures will be subject to Sunnyvale Municipal Code 19.40 requirements for accessory structures (see Attachment A).

The proposed use also triggers the requirement for a new commercial trash enclosure. Currently, trash bins are stored in the parking lot area. The applicant proposes a new masonry trash enclosure to be located within the parking lot, which requires the removal of one parking space to allow for access by a trash vehicle.

Parking and Circulation: There are a total of 17 existing parking spaces on-site. With the removal of one parking space to accommodate a new trash enclosure, a total of 16 parking spaces are proposed. Currently, child care centers require parking at a rate of one space per employee during the maximum shift and one space per 14 students. General office uses require one space per 225 square feet and medical and dental offices require one space per 200 square feet. Below is staff's parking analysis:

Suite	Use	Hours of Operation	Floor Area (sq. ft.)	Required Parking
A	Child care center (proposed)	Mon - Fri 7:30 a.m. - 7 p.m.	1,049	4
B	General office	Mon - Fri 7 a.m. - 4 p.m.	1,221	5
C	Dental Office	Mon, Weds, Fri 9:30 a.m. - 5 p.m.	1,467	7
			Total Required	16
			Total Proposed	16

Based on staff's analysis, the site provides the minimum 16 parking spaces required for the child care center and existing office uses. To ensure parking does not become an issue, staff recommends Condition of Approval AT-2 limiting the total occupancy to 24 children and 2 employees at a given time.

Staff also recommends Condition of Approval BP-5 requiring a Parking Management Plan be submitted for review and approval by staff prior to issuance of a building permit. Specific requirements for the Parking Management Plan include instructing parents where to park for drop-off and pick-up, designating employee parking spaces, and a general schedule for drop-off and pick-up times. The parking table also demonstrates that the tenants of the building have varying hours of operation. Based on the varying hours of operation for the tenants and as conditioned by staff, staff finds that there is sufficient parking spaces on-site (see Attachment A).

Staff also notes that new parking requirements will take effect on February 7, which will increase the parking rate for child care uses to 0.25 spaces per child and will decrease the office parking rate to 3.3 spaces per 1,000 square feet. Per the new parking requirement, a total of 15 parking spaces would be required. Therefore, the proposed use will also be consistent with the new parking requirements.

Parking lot striping has not been well-maintained and is faded. Condition of Approval BP-6 requires the entire parking lot be restriped with double lines. In addition, a photometric lighting plan for this parking area shall be submitted prior to issuance of building permits; additional lighting will be required as needed to ensure safety of students and employees leaving the center per Condition of Approval PS-1.

Neighborhood Compatibility: The site is surrounded by residential uses and a park just across Sunnyvale-Saratoga Road. Several multi-family residential buildings are located across Crescent Avenue, adjacent to the subject tenant space and proposed outdoor area. Children's play activities in the outdoor area may result in some noise, but these activities are expected to occur during daytime hours and therefore are unlikely to have a significant impact on adjacent residents. To further reduce potential noise impacts to neighbors, the applicant proposes no more than 12 children in the outdoor play area at a given time (see Attachment A).

Public Contact: 54 notices were sent to surrounding property owners, residents, and tenants adjacent to the subject site in addition to standard noticing practice. Staff has not been contacted by any interested parties regarding this project.

Environmental Determination: A Categorical Exemption Class 3 (minor changes in use and minor building modifications) relieves this project from CEQA provisions.

FINDINGS

The following General Plan goals and policies relate to the proposed project:

Land Use and Transportation Element

Policy LT-2.1 – Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

Policy LT.4.3 – Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.

Policy LT-4.13 – Promote an attractive and functional commercial environment.

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.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The proposed use is compatible with the mix of tenants within the building and is not expected to disrupt the current operations on-site. Sufficient parking is available to support the proposed use, and the project as conditioned will include a Parking Management Plan to ensure effective circulation and adequate parking supply. The proposed use will provide child care services to neighboring residents and, as conditioned, is not expected to generate significant noise or other negative impacts. The proposed modifications to the building are consistent with the existing site design and architecture, and as proposed the project will be required to make lighting and striping improvements in the parking area which will improve the appearance of the site. As a result, staff is able to make the above findings.

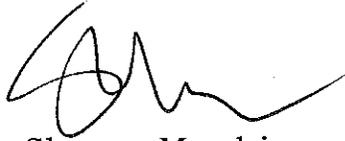
ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Noren Caliva-Lepe, Associate Planner

Attachments:

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

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JANUARY 16, 2013**

Planning Application 2012-7957

1110 Sunnyvale-Saratoga Rd.

Special Development Permit to allow to a child care center within an existing office 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-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform to 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 shall expire if the use is discontinued for a period of one year or more. [SDR] [PLANNING]

GC-3. PERMIT EXPIRATION:

The Use 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. OUTDOOR PLAY STRUCTURES:

A separate staff-level permit is required for play structures and must comply with siting requirements contained in SMC 19.40. [COA] [PLANNING]

GC-5. OUTDOOR SHADE STRUCTURES:

A separate staff-level permit is required for outdoor shade structures and must comply with siting requirements contained in SMC 19.40. [COA] [PLANNING]

GC-6. OBTAIN OTHER PERMITS AND LICENSES:

The following additional permits and licenses are required prior to commencement of the approved use:

- a) Obtain all required permits or licenses to operate as a large family day care from the State Department of Social Services.
- b) Obtain required permits from the City of Sunnyvale Department of Public Safety, Fire Services.
- c) Obtain a City of Sunnyvale business license. [COA] [PLANNING]

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

PS-1. PHOTOMETRIC PLAN:

Provide a contour photometric plan showing existing light fixtures and demonstrating lighting levels in the parking lot. The photometric plan is subject to review and approval by the Director of Community Development prior to submittal of a building permit. Additional lighting fixtures shall be required in the parking area if determined necessary by the Director of Community Development to achieve safe and comfortable lighting levels for students and employees. Any additional required lighting shall meet the following requirements:

- a) Use sodium vapor or illumination with an equivalent energy savings.

- b) Pole heights to be uniform and compatible with the area, including adjacent residential areas. Light standards shall not exceed 8 feet in height on the periphery of the project near residential uses.
- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.
- e) Wall packs shall not extend above the roof of the building.
- f) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]

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. 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-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. 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) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-5. 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) Parents shall be instructed where to park for drop-off and pick-up.
- c) Employees shall be instructed to use parking locations further from the building, in parking spaces that are less frequently used by center patrons. Employees shall be required to park on the site rather than in adjacent residential areas.
- d) General schedule for drop-off and pick-up times.
- e) The Director of Community Development may require the Parking Management Plan to be updated periodically to address changing parking conditions on the site. [COA] [PLANNING]

BP-6. PARKING RESTRIPIING:

The parking lot shall be restriped in accordance with Title 19 of the Sunnyvale Municipal Code, per double line requirements. [COA] [PLANNING]

BP-7. COMPACT SPACES:

Specify compact parking spaces in the area to be restriped on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

BP-8. BICYCLE SPACES:

Provide a minimum of one Class I (locker) and one Class II (bike rack) bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. Bicycle spaces may consist of a secured area within the building where bicycle parking is permitted and must be included on the building permit drawings. [COA] [PLANNING]

BP-9. BUILDING SAFETY UPGRADES:

Upgrades to the existing building may be required based on the proposed occupancy classification of the use. [COA] [BUILDING SAFETY]

BP-10. FIRE UPGRADES:

Comply with all fire protection requirements of the Department of Public Safety including:

- a) An automatic fire sprinkler system and fire alarm system may be required based on the proposed occupancy classification.
- b) Provide the required number of fire extinguishers (minimum size of 2A10BC).
- c) Trash enclosures within 5 feet of building exterior walls or overhangs shall require fire sprinkler protection.
- d) Provide Knox (key) boxes in accordance with Sunnyvale Fire Prevention guidelines.
- e) An approved Fire Safety and Evacuation Plan is required to be developed in accordance with Section 404 of the California Fire Code prior to occupancy.
- f) Emergency responder radio coverage is required throughout the interior tenant space. If the Department of Public Safety determines emergency responder radio coverage is insufficient, radio retransmission equipment will be required. [COA] [PUBLIC SAFETY]

BP-11. 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/PUBLIC WORKS]

BP-12. TRANSPORTATION IMPACT FEE:

Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at **\$825.56**, prior to issuance of a Building Permit (fee will be based on the fee in place at the time of payment) (SMC 3.50). [SDR] [PLANNING]

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]

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. Any proposed modification to these hours of operation shall be subject to review by the Director of Community Development:

a) Monday through Friday, from 7:30 a.m. to 7:00 p.m. [COA] [PLANNING]

AT-2. OCCUPANCY/CLASS SIZES:

The following limitations on occupancy and class sizes shall be complied with at all times:

a) The total number of children at the center shall not exceed 24 at any time.

b) The number of employees at the center shall not exceed 2 at any time.

c) Any changes to the number of children or employees shall require a separate permit. [COA] [PLANNING]

AT-3. OUTDOOR ACTIVITY:

- a) No more than 12 children shall be in the outdoor play area at a given time. [COA] [PLANNING]

AT-4. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. Receptacles shall be stored with their lids closed, within the approved enclosures, and with enclosure doors closed. [COA] [PLANNING]

AT-5. PARKING MANAGEMENT:

On-site parking management shall conform to the approved parking management plan at all times. [COA] [PLANNING]

AT-6. 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) 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]

GENERAL NOTES

1. Retaining wall(s) 1/2 m. height and can change as required. If the structure is not as shown, the contractor shall be responsible for any discrepancies in dimensions to architect for clarification.
2. All work not attached to roof structure shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
3. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
4. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
5. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
6. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
7. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
8. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
9. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.
10. All work shall be braced to roof structure as shown. All work shall be braced to roof structure as shown.

LEGEND

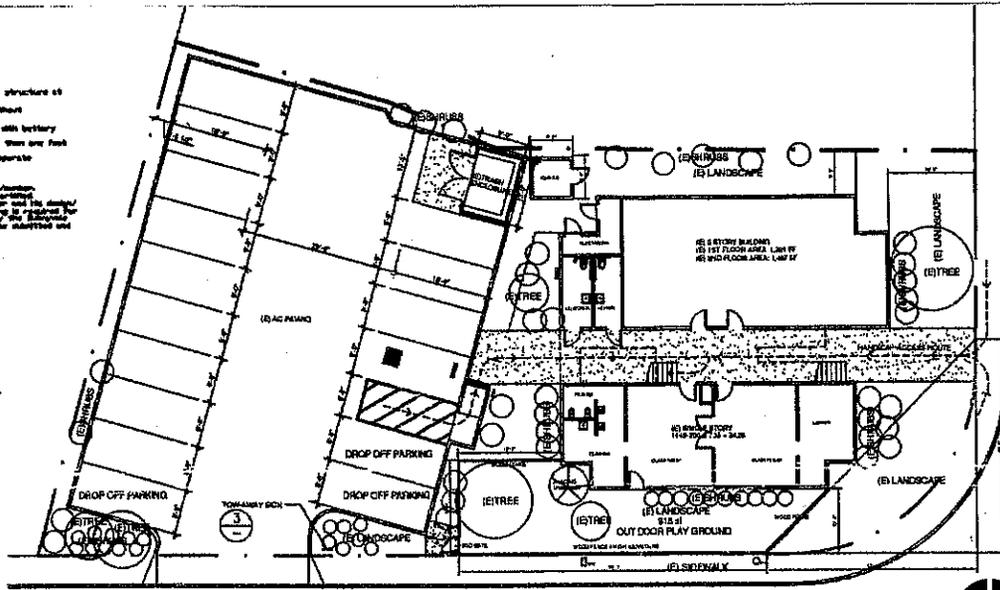
- DA ACCESSIBLE PATH
- ① EXISTING ADA SIGN @ ENTRY DOOR MOUNTED 80" ABOVE PAVING

NOTES

1. ALL BALUNITE AND SIKENAKE ALONG ACCESSIBLE ROUTES OF TRAILS, WALKS.
2. MAX. CONTINUOUSLY ACCESSIBLE
3. MAX. MAXIMUM 1/2" CHANGES IN ELEVATION
4. MAX. MAXIMUM 1/4" IN WIDTH
5. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE RAMP COMPLIANT WITH CURRENT CBC STANDARDS

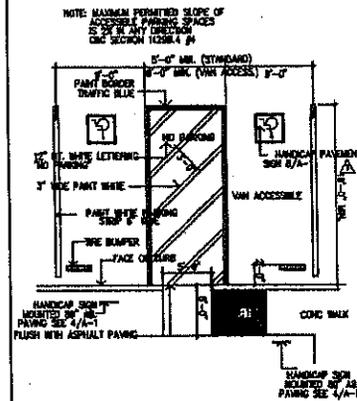
WORK OF WORK
 MEANS INDICATED FOR PROVISION
 METAL NEW SHALL BE USED AND SHAL

PAVING CALCULATIONS
 DRIVE: 200' FLOOR
 1.407/200 = 1.3 STRIPS
 HANDICAP: 200' FLOOR
 1.407/200 = 1.3 STRIPS
 COMPACT: 200' FLOOR
 1.407/200 = 1.3 STRIPS
 TOTAL: 7.5 STRIPS

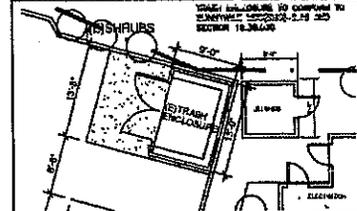


SITE PLAN

SUNNYVALE SARATOGA ROAD



(E) DA PARKING STANDARDS

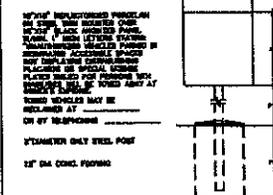


TRASH ENCLOSURE

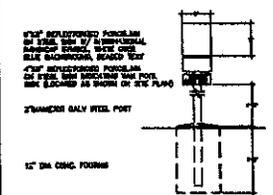
TACTILE SIGNAGE

[For DSAAC & SFM] Tactile Exit Signage. For the purposes of Section 10113.3, the term "tactile exit sign" shall mean those required signs that comply with Section 11178.5.1 [For DSAAC & SFM] Where required. Tactile exit signs shall be required at the following locations:

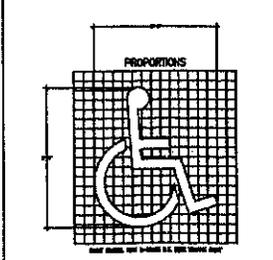
1. Each grade - level exterior exit door shall be identified by a tactile exit with the word "EXIT".
2. Each exit door that leads directly to a grade - level exterior exit by means of stairway or ramp shall be identified by tactile exit sign with the following words as appropriate:
 - A. "EXIT STAIR DOWN"
 - B. "EXIT RAMP DOWN"
 - C. "EXIT STAIR UP"
 - D. "EXIT RAMP UP"
3. Each exit door that leads directly to a grade - level exterior exit means of an exit enclosure or an exit passageway shall be identified by tactile exit with the sign with the word "EXIT ROUTE".
4. Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
5. Each exit door through a horizontal exit shall be identified by a sign with the words "TO EXIT".



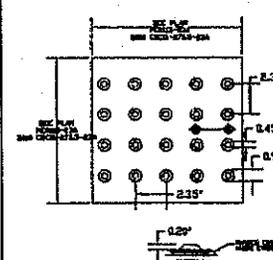
(E) TOW AWAY SIGN



(E) DA PARKING SIGN



(E) PAINTED DA SIGN



(E) TRUNCATED DOME

TACTILE SIGNAGE

NTS 2

(E) PAINTED DA SIGN

NTS 8

(E) TRUNCATED DOME

NTS 9

DRAWING INDEX

NTS 10

CHOO CHOO TRAIN PRESCHOOL
 1110 SUNNYVALE SARATOGA ROAD
 SUNNYVALE, CA 94087



LRS ASSOCIATES
 ARCHITECTURE AND PLANNING
 18 TRENTON DRIVE SUITE 200 SAN BRUNO, CALIFORNIA 94066 (415) 749-9100

ATTACHMENT **B**
 Page **1** of **2**

Project Description:

To allow 24 children in child care center within an existing building. Child care center will occupy the suite A1 and A2 on the first floor. The center will serve children between 2 to 5 years old. Children will be separated into two groups (by using 2 big classrooms and a small library). Proposed hours of operation are Monday to Friday from 7:30 a.m to 7:00 p.m. The center will be closed on Saturdays, Sundays, and federal holidays.

A portion of the landscaping area will be fenced off to create an outdoor play area. Children will take turns to use the outdoor play area. The center will have variety of plastic climbers, slides, playhouses and trikes for children to play in the outdoor play area. Center will use the existing trees as shading area. There will not be large play structures installed in the outdoor play area. There will be no major construction required for indoor space except two stalls for children to use.

In addition, early bird drop off is between 7:30 a.m to 8:30 a.m. Late bird drop off is between 10:30 a.m. to 11:30 a.m. Early pick up is between 12:30 p.m. to 1:30 p.m. Late pick up is between 6:30 p.m. to 7:00 p.m. Children will be picked up by parents in the classrooms. Approximately 12 children will be here between 7:30 to 8:30. Another 12 children will be here between 10:30 to 11:30. 8 Children will go home between 12:30 to 1:30. About 16 children will go home between 6:30 to 7:00 p.m. Parents will need to come inside the classroom to sign in/out, and drop off/pick up the child.

The number of employees at the center shall not exceed 2 at any time. Previous use was office.

Hours of existing office uses on site:

Suite B- Office use. Hours: 7:00 a.m. to 4:00 p.m. (Monday to Friday)

Suite C- Dental office use. Hours: 9:30 a.m. to 5:00 p.m. (Monday, Wednesday and Friday)

Addendum to current application

Choo Choo Train Preschool

1110 Sunnyvale Saratoga Road Sunnyvale, CA

Description: Child care center within an existing office building for 24 children

This is an E occupancy.

1. A portion of the landscaping area will be fenced off to create an outdoor play area. Children will take turns to use the outdoor play area. The center will have variety of plastic climbers, slides, playhouses and trikes for children to play in the outdoor play area. There will not be any structures taller than 8 feet in height installed in the outdoor play area. There will be no major construction required for indoor space except two stalls for children to use. Center will use the existing trees as shading area. There will be an addition shading umbrella used in the outdoor play area.
2. A new door will installed leading out to outdoor play area. Hedge will be trimmed for the easy access of opening the door to outdoor play area.
3. New commercial trash enclosure will be using one parking space. Preschool will hire the garbage truck driver to load the garbage bin in the garbage truck.

Please note:

Suite A, B, C have different office hours.

Suite A: Preschool Center use.

Early bird drop off is between 7:30 am to 8:30 am

Late bird drop off is between 10:30 am to 11:30 am.

Early pick up is between 12:30 pm to 1:30 pm

Late pick up is between 6:30 pm to 7:00 pm

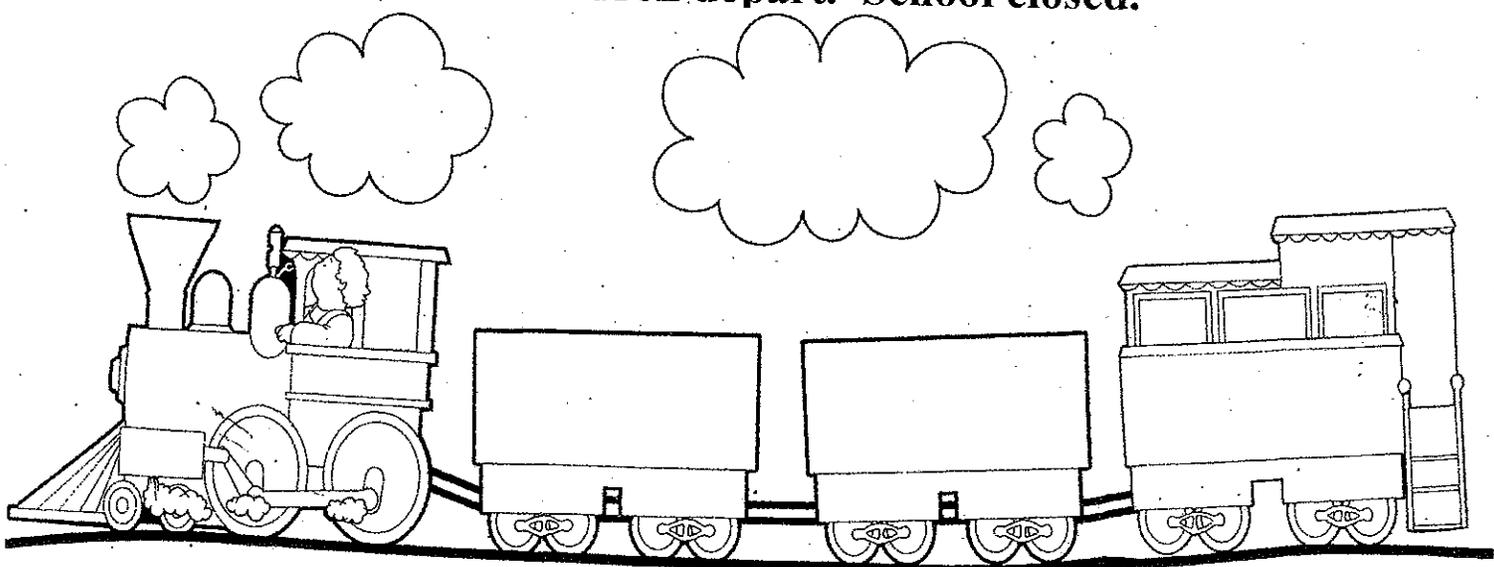
Suite B: Office use. Hours: 7:00 am to 4:00 pm (Monday to Friday)

Suite C: Dental office use. Hours: 9:30 to 5:00 pm (Monday, Wednesday and Wednesday)

4. Please see designated drop off and pick up parking spaces on the site plan.

Daily Schedule

- 7:30-8:30:** Early Bird (Breakfast from home)
- 8:30-9:45:** Indoor activities
- 9:45-10:15:** Circle Time (Calendar, Days of the Week, Numbers, Alphabet Letters, Colors)
- 10:15-10:30:** Snack/Book Time
- 10:30-11:30:** Late Bird (Art/ crafts, and curriculum)
- 11:00-11:30:** Group A Outdoor Play, Hygiene
- 11:30-12:00:** Group B Outdoor Play, Hygiene
- 12:00-12:30:** Lunchtime
- 12:30-1:30:** Early Group pick up. Prepare for Nap
- 1:30 to 3:00:** Nap time
- 3:00-3:15:** Wake up/ clean up the sleeping mats
- 3:15-3:45:** Snack time, Group A Outdoor Play
- 3:45-4:15:** Group B Outdoor Play, Snack time
- 4:15-5:00:** Special Circle Time (Music and Movement, Gymnastic, and finger play)
- 5:00-6:00:** Indoor Activities
- 6:00-7:00:** Children depart. School closed.





USE PERMIT/SPECIAL DEVELOPMENT JUSTIFICATIONS

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

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

- 1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

ChooChoo Train Preschool would like to obtain a special Development permit to develop the property to preschool. We are already operating our center in Santa Clara, and would like to expand the second campus in the city of Sunnyvale. Some of our parents are working/living in the City of Sunnyvale. This location will bring the benefits and is at the convenient location for the parents.

Our goal is to provide a safe, healthy, caring and learning environment for young children to explore. Classroom activities will be based on hands-on experiments and age appropriate tools, and includes phonics, language, math, arts and crafts and social play.

The proposed use will also provide a needed child care service to the neighborhood residents. Dedication to the development of our children is of the utmost important. We believe this new center will give the gift of an educational future ^{OR} to our community.

- 2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

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

Use Permit/Special Development Permit Justifications**1. The Proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project...**

Choo Choo Train Preschool would like to obtain a Special Development Permit to develop the property to preschool. We are already operating our center in Santa Clara, and would like to expand the second campus in the city of Sunnyvale. Some of our parents are working and living in the city of Sunnyvale. This location will bring the benefits and is at the convenient location for the parents

Our goal is to provide a safe, healthy, caring and learning environment for young children to explore. Classroom activities will be based on hands-on experiments and age appropriate tools, and includes phonics, language, math, arts and crafts, and social play.

The proposed use will also provide a needed child care service to the neighborhood residents. Dedication to the development of our children is of the utmost important. We believe this new center will give the gift of an educational future to our community.