

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	School	Same
Zoning District:	PF – Public Facility	Same
Total Sq. Ft. on Site:	72,927	Same
Tenant Sq. Ft.:	9,745	Same
Parking:	260	Same

<p>Previous Planning Projects related to Subject Application</p> <ul style="list-style-type: none"> • 2005-0474 Miscellaneous Plan Permit to allow a private school, Alexander Academy, to teach kindergarten to grade 12 for up to 50 students. Staff Approved 7/15/2005 • 2005-0335 Use Permit to allow a school and church. Zoning Administrator Approved 5/25/2005 • 2003-0634 Use Permit to allow a tent over the practice field. City Council Approved Denial of Appeal 9-21-2004 • 2003-0622 Miscellaneous Plan Permit to allow a Private Elementary/Child Care for 30 students. Staff Approved 8/28/2003 • 2003-0606 Use Permit for a Private School and Day Care for 100 students. Zoning Administrator Approved 9/10/2003 • 1996-0439 Master Use Permit for the Former Patrick Henry School site. Planning Commission Approved 7/10/1996 • 1992-0238 Use Permit to allow trailers for custodians. Zoning Administrator Approved 10-26-1992 	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Use Description: The proposed use is for a child care center that offers full-day programs for up to 150 students operating year round in the former Patrick Henry School site. The applicant has submitted a project description noted in Attachment C.

Hours of Operation: The child care center will operate between 7:00 a.m. and 6:00 p.m. each day. The following schedule provides detail about the hours of operation. Special events may take place during the evenings and weekends. A typical school day schedule can be reviewed in Attachment D.

Hours of Operation

Program	Hours	Day of the Week
Full Time	7:00 a.m. – 6:00 p.m.	Monday to Friday
School Day	9:00 a.m. – 3:00 p.m.	Monday to Friday
Early Bird Program	7:30 p.m. – 4:30 p.m.	Monday to Friday
Happy Bear Program	8:00 a.m. – 5:00 p.m.	Monday to Friday
Special Events	Evenings and Weekends on occasion	Monday to Sunday

Expected Students / Customers: The facility will provide services for up to 150 children aged 2 through 6. One director will oversee the activities at the school with 12 teachers as staff members.

Floor Plan: The floor plan will consist of 6 classrooms each with a maximum of 25 students. One classroom out of the 6 can hold up to 36 students. There will be three offices and a utility room located through the tenant space in Building E. There are facilities for both male and female bathrooms. The applicant is not proposing any major or structural changes to the tenant space. The only construction that must take place is to add a handicapped bathroom stall to both bathroom facilities to meet current code requirements. Minor cosmetic work will be completed as needed.

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

Parking: The former Patrick Henry School site has 7 various tenants on site including the applicant. Each tenant has a designated area within the four different parking areas on campus which are administered by the Santa Clara School District. There is an additional non-paved parking area (Parking C) used by the Saber Cats arena football team. They do not have offices on this property, but use the football field for practice multiple times during the week. Attachment E lists in detail the number of designated parking spaces and parking areas for each tenant on campus.

The applicant averages that drop-off and pick-up for each student takes between 5 to 10 minutes. An already existing Traffic Management Plan (Attachment F) will be used by the applicant which will promote the flow of traffic during peak hours while maintaining safety and spaces for everyone to use. Peak hours for all tenants (except Saber Cats) are estimated to be between 8:30 a.m. to 9:30 a.m. and 5:00 p.m. to 6:00 p.m. Drop-off time for the applicant will be staggered between 7:00 a.m. and 9:30 a.m. Pick-up times will be staggered as well between the hours of 3:00 p.m. and 6:00 p.m. An example of a typical school day can be found in Attachment D.

Public Contact: 127 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

Land Use and Transportation Element

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.

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 LT-4.14 *Support the provisions for a full spectrum of public and quasi-public services (e.g. parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial and industrial neighborhoods and ensure that they have beneficial effects on surrounding areas.*

The proposed use attains the objectives of the General Plan by providing an educational enrichment use for children in the community at an appropriate location within reasonable driving and walking distance to a residential neighborhood. 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.

The proposed use will not impair existing uses or those on adjacent properties through the limited scope of the use and the implemented traffic

management plan for the site. The facility was designed and built for school use and would help to provide quality child care service.

Staff was able to make the findings as the proposed use would be consistent with the other existing uses on the site and would not have a cumulative impact 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:



Gerri Caruso
Principal 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. School Schedule
- E. Parking
- F. Traffic Management Plan

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
AUGUST 28, 2013**

Planning Application 2013-7480

1095 Dunford Way

Use Permit is required to allow a childcare center with occupancy of 31 or more persons within the Public Facilities Zoning District.

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 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)

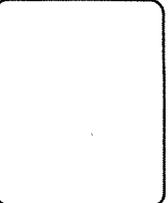
- GC-3: PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)
- GC-4: Any increase above the maximum 150 students allowed for the school use shall require separate review and approval through an Administrative Hearing. (PLANNING)
- GC-5: Parking for the proposed use shall remain on-site in designated parking areas. The Santa Clara Unified School District shall educate and work with existing and future tenants to ensure parking does not spread to public sidewalk areas and to the public street.
- GC-6: Obtain a business license from the City of Sunnyvale Revenue Divisions prior to commencement of use.
- GC-7: Signs require a separate Miscellaneous Plan Permit for a Master Sign Program for the entire site (if one if not already on file with the City of Sunnyvale).

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 6:00 p.m. for standard hours of operation, excluding short duration events which may have extended hours. Hours extending beyond 6:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit.
 - b) Large events that may exceed site parking capacity require a Community Event Permit and approval of a Parking Management Plan. [COA] [PLANNING]
- AT-2. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

- AT-3. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
- AT-4. PARKING MANAGEMENT:
On-Site parking management shall conform with the approved parking management plan (Attachment E). [COA] [PLANNING]
- AT-5. 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]

REVISION



PINK TOWER INC.
PRESCHOOL
BUILDING 800
 1095 DUNFORD WAY
 SYNNYVALE, CA 94087



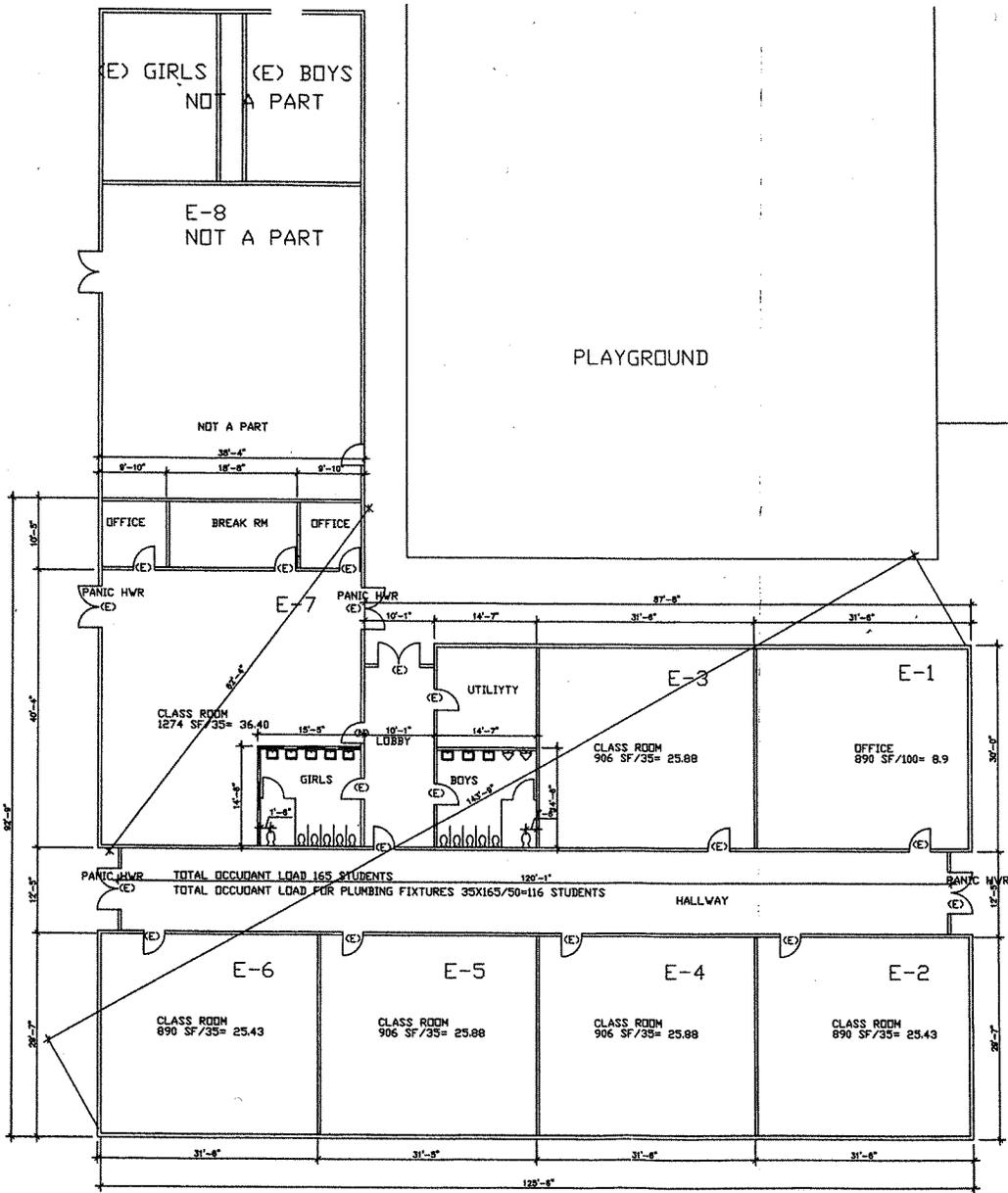
LRS ASSOCIATES
 ARCHITECTURE AND PLANNING
 32 PIERSON DRIVE SUITE 204 SANJOHNSVILLE
 CALIFORNIA 94088 (408) 745-0992
 FAX (408) 745-0995

ARCHITECT	PROJECT NO.
DATE	10-30-2012
35,2913	
SCALE	DRAWN
SHOWN	BY
INSET	
A-2	
OF SHEETS	

NOT A PART

PLAYGROUND

PLAYGROUND



- FINISH SCHEDULE**
- FLOOR**
1. 80 CONCRETE TO BE DEMO
 2. 80 CONCRETE TO BE REPAIR
 3. 80 CONCRETE TO BE FINISH
 4. 80 CONCRETE TO BE PAINT
 5. 80 CONCRETE TO BE POLISH
 6. 80 CONCRETE TO BE STAIN
 7. 80 CONCRETE TO BE STAIN AND POLISH
 8. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT
 9. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT AND FINISH
- WALL**
1. 80 CONCRETE TO BE DEMO
 2. 80 CONCRETE TO BE REPAIR
 3. 80 CONCRETE TO BE FINISH
 4. 80 CONCRETE TO BE PAINT
 5. 80 CONCRETE TO BE POLISH
 6. 80 CONCRETE TO BE STAIN
 7. 80 CONCRETE TO BE STAIN AND POLISH
 8. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT
 9. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT AND FINISH
- CEILING**
1. 80 CONCRETE TO BE DEMO
 2. 80 CONCRETE TO BE REPAIR
 3. 80 CONCRETE TO BE FINISH
 4. 80 CONCRETE TO BE PAINT
 5. 80 CONCRETE TO BE POLISH
 6. 80 CONCRETE TO BE STAIN
 7. 80 CONCRETE TO BE STAIN AND POLISH
 8. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT
 9. 80 CONCRETE TO BE STAIN AND POLISH AND PAINT AND FINISH

- DOOR TYPE**
1. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 2. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 3. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 4. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 5. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL

HARDWARE SCHEDULE

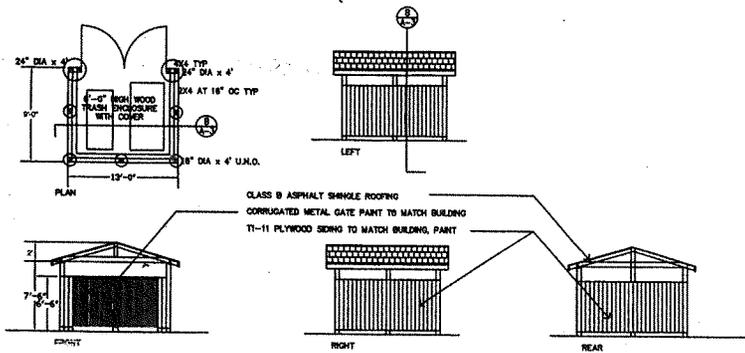
GROUP 1		
1. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
2. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
3. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
4. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
5. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
6. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
7. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
8. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
9. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100
10. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL	100	100

- HARDWARE SCHEDULE**
1. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 2. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 3. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 4. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 5. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 6. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 7. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 8. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 9. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL
 10. 2'-0" x 7'-0" x 1/2" W/ 1/2" OF THE OTHER WALLS AT 90° TO THE WALL, 1/2" OF THE WALL

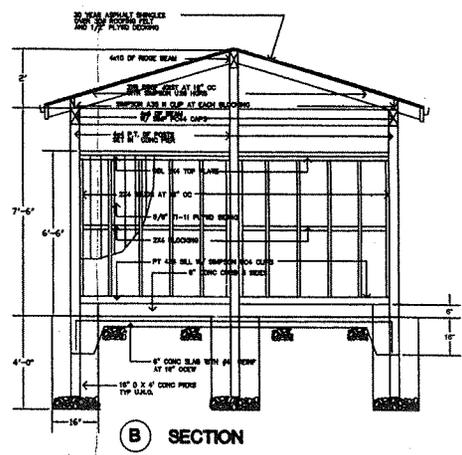
- WORK DESCRIPTION**
1. REMOVE EXISTING AND CONCRETE TO BE DEMO
 2. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 3. DEMO ALL EXISTING WALLS AND CEILING TO BE DEMO
 4. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 5. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 6. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 7. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 8. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 9. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO
 10. DEMO ALL EXISTING WALLS, CEILING AND FLOOR TO BE DEMO

FLOOR PLAN

ATTACHMENT B
 Page 2 of 3
 1/8"



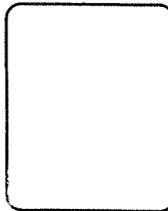
A TRASH ENCLOSURE PLAN AND ELEVATIONS



B SECTION

TRASH ENCLOSURE

REVISIONS



**PINK TOWER INC.
PRESCHOOL
BUILDING 8
1805 DUNFORD WAY
SUNNYVALE, CA 94087**



**LRS ASSOCIATES
ARCHITECTURE AND PLANNING**
202 PULPIT DRIVE SUITE 202 SUNNYVALE, CALIFORNIA 94088 650 748-0888 FAX 650 748-0887

ARCHITECT	
DATE 1-30-2013	PROJECT NO. 33,2913
SCALE SHOWN	DRAWN JW
SHEET	
A-3	
OF SHEETS	

ATTACHMENT B
Page 3 of 3

SHTS 1

Pink Tower, Inc.
1095 Dunford Way, Building E
(AKA Building 800)
Sunnyvale, CA 94087
TEL: (408) 242-2927
Fax: (408) 246-2175

Project Description:

Our application is proposing to allow a child care center for up to 150 children at the former Patrick Henry school facility located on 1095 Dunford Way, Building E (AKA Building 800), Sunnyvale CA 94087 serving children ages 2 to 6. The proposed school will have approximately 150 students, one director, and 12 teachers. The school will operate between 7 AM and 6:00PM on Monday through Fridays with occasional special events during evenings and weekends. The school will operate year-round and will be closed on designated holidays.

Program schedule:

Full time : 7:00 AM to 6:00PM, Monday to Friday
School Day : 9:00 AM to 3:00PM, Monday to Friday
Early Bird : 7:30 AM to 4:30 PM, Monday to Friday
Happy Bear: 8:00 AM to 5:00 PM, Monday to Friday

The parcel data is APN: 313-10-004

The floor plan in Building E (AKA Building 800) consists of 7 classrooms.

Previous use: The building was previously used and operated by Magnolia Charter school with a capacity of 160 students .

Other tenants on site include: Silicon Valley Academy, New Concept Chinese School, AppleSeed Montessori School, Sabercats, AppleSeed International School and School District Teachers' Resource Center.

Use Permit Justification:

1. The school facility owned by the Santa Clara School District exceeds the requirement of city and state requirement for private school use. The facility was designed and built for school uses. The plan will attain the objective and purpose of the General Plan of the City of Sunnyvale by providing quality child care service and private school for Sunnyvale community at an affordable rate.
2. The proposed site is in a safe neighborhood, a condition the city encourages and recommends in the city guideline of permitting school facilities. This location is convenient for working parents to drop off and pick up their children
3. The site is away from industrial area and is close to residential neighborhood- a good environment for children. The service will benefit working parents who are trying to sustain their jobs to meet the demands of long working hours.
4. The program also provides child care services for lower income parents and children who are on government subsidized programs, such as 4C's, PACE, Choices for Children etc.

5. The plan will create more jobs for the City of Sunnyvale during this economy down turns.
6. The use is for and educational purpose which is the original use of the school building. The requested capacity will be smaller than the previous charter school (Magnolia Charter School) .

Building Safety:

The school building/site is owned by Santa Clara School District. It is the former Patrick Henry School site in Sunnyvale. It is built and designed for school use. We will be using the building "as is" without any structural or major construction being done on the school property. There will be no new construction. The only job involved will be putting in one handicapped bathroom in the building to meet the bathroom requirements. Other than that, only minor, cosmetic job is being done. Minor work includes patching interior walls, painting and repairing leaking plumbing.

Fire Prevention:

There is an existing fire alarm system (pull stations) installed by the Santa Clara School District. The fire alarm pull station is currently active. Fire extinguishers are installed in the hallways and outside utility room. Extinguishers are serviced yearly by Reliable Fire Extinguishers Company. Fire and Earthquake drills are done monthly and documented in a fire drill log posted in the front office. C & W security had been monitoring the building for Santa Clara Unified School District and will continue to monitor the building for Pink Tower Inc. Each building on Patrick Henry School site is responsible for its own fire alarm system. The school building is designed for school uses, there are emergency exit doors in most classrooms and in the hallways (see floor plans).

School Schedule:

The operating hour will be 7 a.m. to 6 p.m. with 4 different drop off and pick up schedules.

Lunch will be from 11:45 PM to 12:30 PM

Children will take resting period from 12:30 PM to 3:00PM for full time students.

Playground time (recess) will be 30 minutes per classroom and children will be grouped and playground schedule will be staggered between 9AM and 11:30 AM in the morning and 30 minutes per room staggered between 3:00PM and 5:30 PM in the afternoon.

Drop off time will begin at 7:00 AM and staggered between 7 AM and 9:30 AM

Pick up time will begin at 3:00 PM and staggered between 3:00PM and 6:00PM

The peak drop off time will be between 8:30AM and 9:30 AM

The peak pick up time will be between 3:00 PM to 3:30 PM and 5:00 PM and 6:00PM.

The school does not have school bells or loudspeakers. There is no bus Services for the operation.

This is a year round school, with the closure of 11 major holidays and 2 shutdown weeks 1. between Christmas and New Year (about one and a half weeks) and Spring Break in April (one week). Occasional evening and weekend uses include: Back to School Night and Twice a year Open House Events.

Circulation study and operation plan:

It takes an average of five to ten minutes to pick-up /drop off children if no business is conducted in the school office. Based on the school's Traffic Management Plan, parents are required to conduct businesses such as parent-teacher conferences and meetings which requires longer time period on appointment basis only. The pick-up/drop off window for our type of preschool program is at least two hours during the morning and evenings. Therefore, not all of the vehicles would arrive/depart at the same time. The amount of time to pick-up/drop off children is relatively short thus resulting in a high turnover of parking spaces and the 260 (shared among the tenants) spaces in the designated area on-site can accommodate both staff parking and parents parking. We have a Traffic Management Plan to help manage the traffic (see attached). We do not anticipate any operational or parking problem. Parents will adhere to the Traffic Management Plan as the plan will be incorporated to the Admission Agreement. Staff and students are asked not to park on the streets surrounding the school.

The parking design also addresses traffic generation and circulation for the site and the proposal does not have additional impacts on the neighborhood.

There are 5 parking areas as indicated in the site plan totaling 253 paved parking spaces with 7 handicap parking. There are also approximately 75 additional non-paved parking spaces. Mainly used by Sabercat practices. Each tenants is designated to a certain parking area. (see attached parking diagram)

Building Information:

There are 7 tenants on the site. See information attached.

1. AppleSeed Montessori School (Bldg. A (AKA 600) and B (AKA 500) : 40 staff and 250 children) is designated to parked in the large parking area at the corner of Dunford Way and Teal Way (Parking " A "). The front right of the campus. The parking spaces includes 10 parking spaces reserved for drop-off and pick-up only; these are 5-minute drop-off and pick-up spaces.
2. Silicon Valley Academy (Bldg. C, 15 staff and 110 students): Staff and parents park in Area E-in the back of parking lot. Parents may use the front right (Parking "A") parking lot for student drop -off. (not the spaces reserved for AppleSeed) This is a five minutes parking only. Parents staying for an extended time are asked to use the back parking lot.
- 3 . AppleSeed International (Bldg M (AKA 300), 8 staff ,75 students: Staff and parents park in Area "B" with 20 parking spaces , in addition there are four 10-minute drop off

and pick up spaces, and a 10-minute drive through drop-off area along the building has been marked for drop off and pick up.

4. Saber Cats (Bldg F, 20 Players) : Park in the gravel area surrounding the practice facility – parking area "C" During practice only Monday thru Friday, evening.

5. SCUSD District Resource Center (Bldg D, 5 adults, no children) : Staff and visitors use the back parking lot-area "E" close to the building

6. New Concept Chinese School (Bldg D, 3 adults, 36 students) : back parking lot -area "E"

7. Pink Tower Inc. proposed school (building E AKA 800): Teachers and staff are designated to park in the parking lot " D" and "E" (13 adults and 150 students) . There are 13 spaces in parking area "D" and 121 (including 3 handicap spaces in Parking area "E". Parking area "E" to be shared with New Concept Chinese School and Santa Clara School District Resource Center.

The property owner (Santa Clara Unified School District) has been working collaboratively with the City of Sunnyvale staff to develop and implement an education and outreach program to increase traffic and pedestrian safety for this site and its vicinity. All tenants have been educated on importance of traffic safety by the extensive out reach effort.

Public Safety:

Santa Clara School District is responsible for any landscaping outside of the enclosed fenced area. Inside the fence area: Will be maintained on monthly basis by the tenants.

Summary and Conclusion:

Quality childcare is in big demand in this city. Childcare is both a quality of life issue and an economic issue. In every business situation, an employee's productivity increases and absenteeism drops when his or her child care situation is secured. We believe it is vital to the well being of our community that we provide more quality preschool programs and child care to ensure that our youngsters are well taken care of and they succeed in the future. Our economic health and our quality of life are dependent upon our young being prepared to take their rightful place as the professional leaders of the future.

According to research studies, quality early childhood education is linked to higher adult achievement. Early childhood education is a social issue. It is important that we reserve more land for early childhood education for both private and public uses.

This project will make the best educational use of a vacant School District building.

ATTACHMENT D: School Schedule

Time	Activity
7:00 a.m. – 9:30 a.m.	Drop-Off
11:45 a.m. – 12:30 p.m.	Lunch
12:30 p.m. – 3:00 p.m.	Resting Period
3:00 p.m. – 6:00 p.m.	Pick-up
Playground time in the morning will be 30 minutes per classroom between 9:00 a.m. – 11:30 a.m.	
Playground time in the afternoon will be 30 minutes per classroom between 3:00pa.m. – 5:30 p.m.	

Tenant	Building Location	Parking Area	Reserved Parking Spaces – duration and use	Parking Spaces Needed
AppleSeed Montessori School	Building A and Building B	Parking A	10 parking space; 5-minute drop-off and pick-up allowed	250 students x 0.25 spaces = 63 spaces
Silicon Valley Academy	Building C	Parking E and Parking A (for drop-off and pick-up only)	No reserved spaces in Parking E, Parking A only available for 5-minute drop-off and pick-up	9 classrooms x 3 spaces = 27 spaces
AppleSeed International	Building M	Parking B, Drop-off zone beside Building M	10 parking spaces; 4 spaces have been designated for 10-minute drop-off and pick-up	75 students x 0.25 spaces = 19 spaces
Saber Cats	Building F	Parking C (gravel area)	Unknown number of spaces since it is unmarked.	5,598 s.f. x 5/1000 s.f. = 28 spaces
SCUSD Resource Center	Building D	Parking E	No reserved spaces in Parking E	9,118 s.f. x 3.3 = 30 spaces
New Concept Chinese School	Building D	Parking E	No reserved spaces in Parking E	36 x 0.25 spaces = 9 spaces
Pink Tower Inc.	Building E	Parking D and Parking E	No reserved spaces in Parking E	150 x 0.25 spaces = 38 spaces

Parking Area	Total Number of Spaces
Parking A	63
Parking B	20
Parking C	30 (approximately)
Parking D	16
Parking E	121
There are a number of unmarked areas beside buildings that may also be used for drop-off and pick-up. These have not been included in the total number of spaces for the entire site.	
Required	214
TOTAL	250
Surplus	36

Pink Tower Inc.

Traffic Management Policy

Safety is important to us. The administration recognizes that the parents of our children feel the same way. Due to lack of supervision and several serious accidents occurring in the courtyard **during and after peak dismissal time**, it is necessary for the school to implement rules and procedures to manage traffic flow and eliminate safety concerns for our children during drop-off and pick-up time. Please read over the traffic management and safety guidelines below. These policies will be strictly enforced to ensure your child's safety. The School takes the following rules seriously and we ask that all parents follow them precisely and instruct their children to do so as well.

1. Parents are asked to "drop-off" and "pick-up" within a 10-minute time interval to allow for
(initial) smooth traffic flow in our parking lot and building. If you wish to have a conference or meeting with your child's teacher, you may schedule an appointment by calling the school office at (408) 985-7333. The office will be glad to schedule you an appointment outside of the peak drop-off and pick-up hours. The school office hours are from 8:30a.m. to 5:30p.m; no business shall be conducted after 5:30p.m.
2. **WE ASK THAT YOU TAKE YOUR CHILD DIRECTLY TO YOUR CAR AFTER PICK**
(initial) **UP. Due to supervision and safety issues, parents and children are not permitted to loiter in the courtyard or the lawn in front of the school for playtime after children are dismissed from the school facility.** Avoid prolonged conversations with other parents in the courtyard. This situation is hazardous for your child as the courtyard is unsupervised, has no safe play structures, no fences, and is in close proximity to parking lots with heavy traffic and a busy street.
3. **ALWAYS HOLD YOUR CHILD'S HAND WHEN ARRIVING AND DEPARTING**
(initial) **FROM THE FACILITY.** Talk to your child about parking lot safety and why it is so important to hold an adult's hand at all times. Use a large canvas bag to carry your child's belongings on your shoulder so that your hands are free to help your child while walking in the parking lot. Avoid prolonged conversations with other parents while in the parking lot. Leaving children unattended is not permitted. Please be advised that children are small in size, and hard to be seen from the driver's point of view.
4. In addition to the safety concerns of the school administration, the community and City of
(initial) Sunnyvale request your cooperation in clearing all noise and traffic from the school grounds by 6:00 p.m. Like all community members, the school is obligated to uphold city ordinances in order to continue our operation.

Thank you for your cooperation! We need your help to make our school community a safe one!

The school asks that all parents follow these simple rules and procedures to ensure your child's smooth and safe arrival and departure each day.

Child's Name

Room #

Parent 1 Signature

Parent 2 Signature

Date

(Signature of both parents is required)