



REPORT TO PLANNING COMMISSION

Hearing Date: June 13, 2011
File Number: 2011-7231

SUBJECT: **Challenger Elementary School / Sunnyvale School District:** Application for 3.73 acre site located at **1185 Hollenbeck Avenue** in PF (Public Facility) Zoning District (APN: 202-14-002, 009, 010):

Motion **2011-7231** Use Permit to allow the expansion of an existing school with four portable classrooms

REPORT IN BRIEF:

Existing Site Conditions School

Surrounding Land Uses

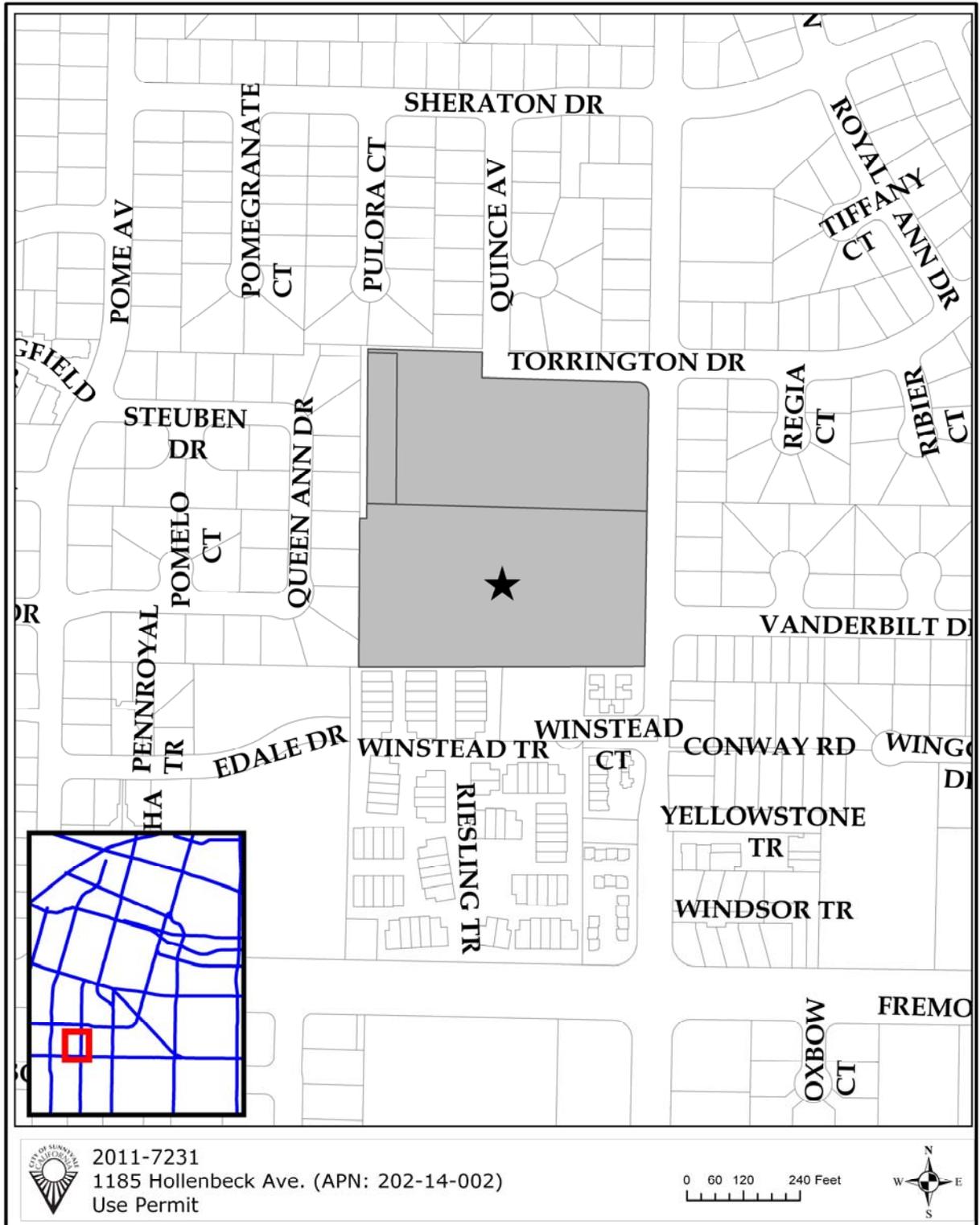
North	Single Family Residential
South	Multi-Family Residential (Cedarwood)
East	Single Family Residential (across Hollenbeck Ave.)
West	Single Family Residential

Issues Aesthetics, Parking

Environmental Status A Class 14 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	School	Same	School
Zoning District	PF	Same	PF
Lot Size (s.f.)	162,566	Same	No min.
Gross Floor Area (s.f.)	Approx. 43,305	Approx. 47,145	N/A
Lot Coverage (%)	27%	29%	35% max.
No. of Buildings On-Site	7	11	---
Building Height (ft.) of proposed structures	N/A	15'	30' max.
No. of Stories	1	Same	N/A
Setbacks (Facing Hollenbeck Avenue)			
Front	Approx. 38'	Same	20' min.
Left Side	Approx. 330'	Same	6' min. (15' total)
Right Side	Approx. 130'	Same	6' min. (15' total)
Rear	Approx. 115'	Same	20' min. (10' with 25% encroachment)
Parking			
Total Spaces	45	83	59 min.
Standard Spaces	43	44	40 min.
Compact Spaces/ % of Total	0	26	29 max. 35% of total provided
Accessible Spaces	2	3	4 min.
Aisle Width (ft.)	Varies from 14' (one way) to 26' (two way)	Same	12-26' min.
Bicycle Parking	0	30 Class 1 and 30 Class II (per VTA Guidelines)	30 Class 1 and 30 Class II (per VTA Guidelines)
Stormwater			
Impervious Surface Area disturbed (s.f.)	N/A	13,808	10,000 (Threshold for Certified SWMP)



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

Previous Actions on the Site

The following table summarizes previous planning applications related to the project site.

File Number	Brief Description	Hearing/Decision	Date
1993-0452	Use Permit for a Private School on an existing public school site	Administrative Hearing / Approved	4/28/1993

The Use Permit for the private school (Challenger Elementary School) was approved in 1993. A public school (Hollenbeck Elementary) within the Sunnyvale School District had occupied the site since the 1960s.

Neighborhood Preservation Actions

There are no outstanding or recent code enforcement actions at the project site.

DISCUSSION:

Requested Permit

• **Use Permit**

The proposed project is for a Use Permit to allow the expansion of an existing private school (Challenger Elementary School) including four, 960 square foot portable classroom buildings. An addition of 104 students, for a total of 720 students would be enabled by this proposed expansion. The expansion also includes seven (7) additional faculty members. The applicant has submitted a project description (Attachment D).

The application initially included a Variance application from Municipal Code parking requirements but the application has since been modified to meet Code requirements.

ANALYSIS:

Architecture

The design of the building is typical of pre-fabricated modular classroom buildings used at many schools in the area. The buildings would be similar to existing portable classrooms located on the west side of the campus. Vertical wood siding and a low pitched roof are utilized. The buildings would be painted a similar color to the rest of the buildings. More detail of the design is provided on page 3 of Attachment C and in Attachment E, which includes photos of the existing portables.

The roof form is somewhat similar to the rest of the buildings on-site; however staff finds that modest improvements could enhance the more visible locations of the structures. Staff is recommending additional detailing to break-up the north elevations of the three buildings located adjacent to the parking lot. Additional windows at these locations and/or the use of an alternate material at a portion of these sides of the buildings could be incorporated (Condition of Approval PS-1a). As noted in the Landscaping section, staff is also requiring additional buffer landscaping near the new structures.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following have been identified as items for clarification by the Planning Commission:

- **Site Layout**

The school site is composed of several classroom and administrative office buildings. A large playground area and turf area is positioned south and west of the campus area. A few years ago site improvements occurred that improved the drop-off and circulation for the site, including a vehicular driveway loop around the campus. As a result, the driveway loop has improved traffic flow along Hollenbeck Avenue.

Three of the four, 960 square foot, portable classrooms will be located south of the parking area adjacent to kindergarten classrooms and administrative offices. The classrooms would replace paved and landscaped area that currently exists. A six-foot black vinyl chain link fence and gate would be built to separate the buildings from the parking area and connect to an adjacent six foot fence. The fence would replace an existing chain-link fence that currently exists at a similar location. The remaining classroom building would be located adjacent (south) to five existing portable classroom buildings. This location is not readily visible from the street or parking lot. The proposed buildings are not positioned any closer to each property line than existing buildings. There are no planned modifications to the existing buildings on-site. A full site plan can be found in Attachment C.

- **Parking/Circulation**

The required parking for the project is based on the proposed increase in students/classrooms over the previously established level. Based on Sunnyvale Municipal Code 19.46, with two classrooms of pre-school age children (incl. 4 staff members); eight (8) spaces are required. For the two classrooms serving Kindergarten through 8th grade, six (6) spaces are needed. Therefore, a total of 14 parking spaces over current conditions are required. A total of 59 spaces are required. The existing parking lot contains 45 spaces located at the north end of site. Recent modifications to the proposal by the applicant result in an increase of 36 parking spaces for the

site for a total of 83. An additional handicap accessible parking space for a total of four (4) is required per Condition of Approval BP-16.

Since a surplus of parking is provided, future expansion in the student and/or faculty population may be accommodated depending on the grade level, as specified by Sunnyvale Municipal Code. Any further expansion of the student population will require a public hearing by the Planning Commission to ensure parking capacity levels and to ensure adequate public outreach to the surrounding community (Condition of Approval AT-7).

The proposal also includes an additional 30 Class I (enclosed bicycle lockers) and 30 Class II (bicycle racks) per VTA Guidelines. Two locations for these spaces are proposed to be positioned on either side of the multi-use building, as shown on the site plan.

- **Landscaping and Tree Preservation**

Some minor landscaping modifications are planned within the parking lot area. Two small trees will be removed at locations where the portable structures are to be located. Approximately six new trees are to be planted in the parking lot. The applicant notes that landscaping is planned for the area between the parking lot and the new buildings. Staff has required such landscaping be planted along the north and east sides of the buildings in Condition of Approval PS-1b, which may include a combination of trees and low lying shrubs. The additional landscaping will help buffer the view of the modular buildings from the street and parking lot.

- **Stormwater Management**

Revisions to the parking and landscaping area result in the requirement for third party certification of a final Stormwater Management Plan due to the disturbance of 10,000 square feet of impervious surface. A preliminary plan has already been submitted and indicates the use of bio-swailes and media filters to handle runoff.

- **Green Building Requirements**

The project is not subject to green building project based on the size of the proposed classrooms.

- **Easements and Utilities**

An emergency vehicle access agreement for the driveway loop around the campus is required per Condition of Approval BP-18.

Environmental Review

A Class 14 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 14 Categorical

Exemptions includes minor additions to schools where the addition does not increase student capacity by more than 25% or ten classrooms, whichever is less.

FISCAL IMPACT

There is no net increase in afternoon peak hour trips; therefore, a Traffic Impact fee is not required for the proposed project. No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

A total of three neighborhood meetings were held in late July of 2010 with the surrounding community regarding the proposed expansion of the facility. Approximately 16 people attended. Primarily, the concerns related to noise and possible loitering that may result from a previously proposed barbecue and picnic facility on-site. The area had been proposed to be located in close proximity to neighboring single family homes. The applicant has since removed this element of the proposal due to its unpopularity. Additional changes to the plan since the outreach meeting included increased parking to address staff's earlier concerns regarding capacity.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 182 notices mailed to the property owners and tenants within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Discussion: With the increased capacity for the school, additional traffic is expected at the site; however staff feels that the increased parking will greatly improve conditions on-site. Further expansion will require public input and review of the proposal through a public hearing.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Approve the Use Permit with attached conditions.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1 : Approve the Use Permit with attached conditions.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Project Description from the Applicant
- E. Photos of Existing Portables

Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element - Policy N1.14

Support the provision of a full spectrum of public and quasi-public services that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have a beneficial effect on the surrounding area.

Land Use and Transportation Element - Policy N1.2:

Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

The proposed expansion is consistent with the policies and objectives for land uses in the General Plan as adequate facilities are provided on-site. The Use Permit allows for increased opportunities for an established educational use that has located at the site for over 17 years.

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. *(Finding Met)*

As conditioned, the project will ensure the general appearance of the structures are compatible to the existing buildings on-site as well as not impair the existing use of neighboring properties. Improvements to the parking on-site allow for the proposed increase as well as possible future expansion with appropriate review.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JUNE 13, 2011

Planning Application 2011-7231

185 Hollenbeck Avenue

Use Permit for the expansion of an existing elementary school (Challenger Elementary School) including four portable classroom buildings

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 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. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to include the following:

- a) Provide additional detail and variation to break up the north elevation walls of the three classroom buildings adjacent to the parking lot. Detailing can include windows or alternate material at portions of this building elevation.
- b) Landscaping in the form of trees and shrubs shall be planted between the parking area and the three classrooms (along the north and east sides of the buildings) to provide a visual buffer.

PS-2. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. As proposed, buildings are required to be painted to match the existing buildings on-site
[COA] [PLANNING]

PS-3. PARKING AND CIRCULATION PLAN:
Submit a parking and circulation plan subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-4 STATE CERTIFICATION
Provide state certification for each classroom building [COA] [BUILDING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR FOUNDATION BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S). THESE CONDITIONS SHALL ALSO BE COMPLIED WITH DURING CONSTRUCTION APPROVED UNDER ANY SUBSEQUENT SUPERSTRUCTURE PERMITS, IF APPLICABLE.

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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. 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-5. RECYCLING AND SOLID WASTE CONTAINER:

- All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]
- BP-6. 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-7. MECHANICAL EQUIPMENT (EXTERIOR):
Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]
- BP-8. EXHAUST AND OPENINGS:
No exhaust fans, doors, windows, or openings, of any kind shall be placed on the wall to the rear or where residential use is to the rear of the proposed building, except as may be required by the City, nor shall any machines or fans be placed on the roof of the building which exhaust dust or odors. The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be subject to review and approval by the Planning Director. [COA] [PLANNING]
- BP-9. LANDSCAPE PLAN:
Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:
- a) All areas not required for parking, driveways or structures shall be landscaped.
 - c) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - d) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
 - e) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

BP-10. STORMWATER MANAGEMENT CALCULATIONS:

Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

BP-11. STORMWATER MANAGEMENT PLAN:

If the site is disturbing more than 10,000 square feet of impervious surface, a final stormwater management plan is required. If so, submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-12. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION):

Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

BP-13. BEST MANAGEMENT PRACTICES-STORMWATER:

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

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

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

BP-14. PARKING MANAGEMENT PLAN (NONRESIDENTIAL):

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

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

BP-15. COMPACT SPACES:

Specify compact parking spaces 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-16 ACCESSIBLE SPACE:

An additional handicap accessible space is required (total of 4), and shall be incorporated into the plans.

BP-17 BICYCLE SPACES:

Provide 30 Class I / 30 Class II) bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-18 EMERGENCY ACCESS EASEMENT

Record an emergency vehicle access easement (E.V.A.E.) prior to building permit occupancy [COA] [PUBLIC WORKS]

BP-19 FIRE PREVENTION:

As applicable, comply with the current requirements contained in Sunnyvale Municipal Code, California Fire Code, and Title 19 California Code of Regulations. In addition, the following conditions shall be met:

- a) Provide required number of approved fire extinguishers (minimum size of 2A10BC).
- b) A manual and automatic fire alarm system shall be installed.
- c) The new fire alarm system shall be interconnected with the control unit of the school campus. If the current fire alarm system does not meet the requirements of the 2010 California Fire Code, it may need to be upgraded.
- d) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. [COA] [FIRE PREVENTION]

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

EP-1. ENCROACHMENT PERMIT:

Obtain an encroachment permit for the new sanitary sewer and storm drain lines in the public right-of way. [COA] [PUBLIC WORKS]

EP-2 WATER AND SEWER IMPACT FEES:

Pay the applicable sewer impact and water impact fees prior to building permit issuance.
[COA] [PUBLIC WORKS]

PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:

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

PF-2. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

DC: THE FOLLOWING CONDITIONS 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 SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. RECYCLING AND SOLID WASTE:

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

AT-2. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited unless otherwise approved through a separate permit by the Department of Public Safety. [COA] [PLANNING]

AT-3. EXTERIOR EQUIPMENT:

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

AT-4. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-5. PARKING MANAGEMENT:

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

AT-6. PARKING LOT MAINTENANCE:

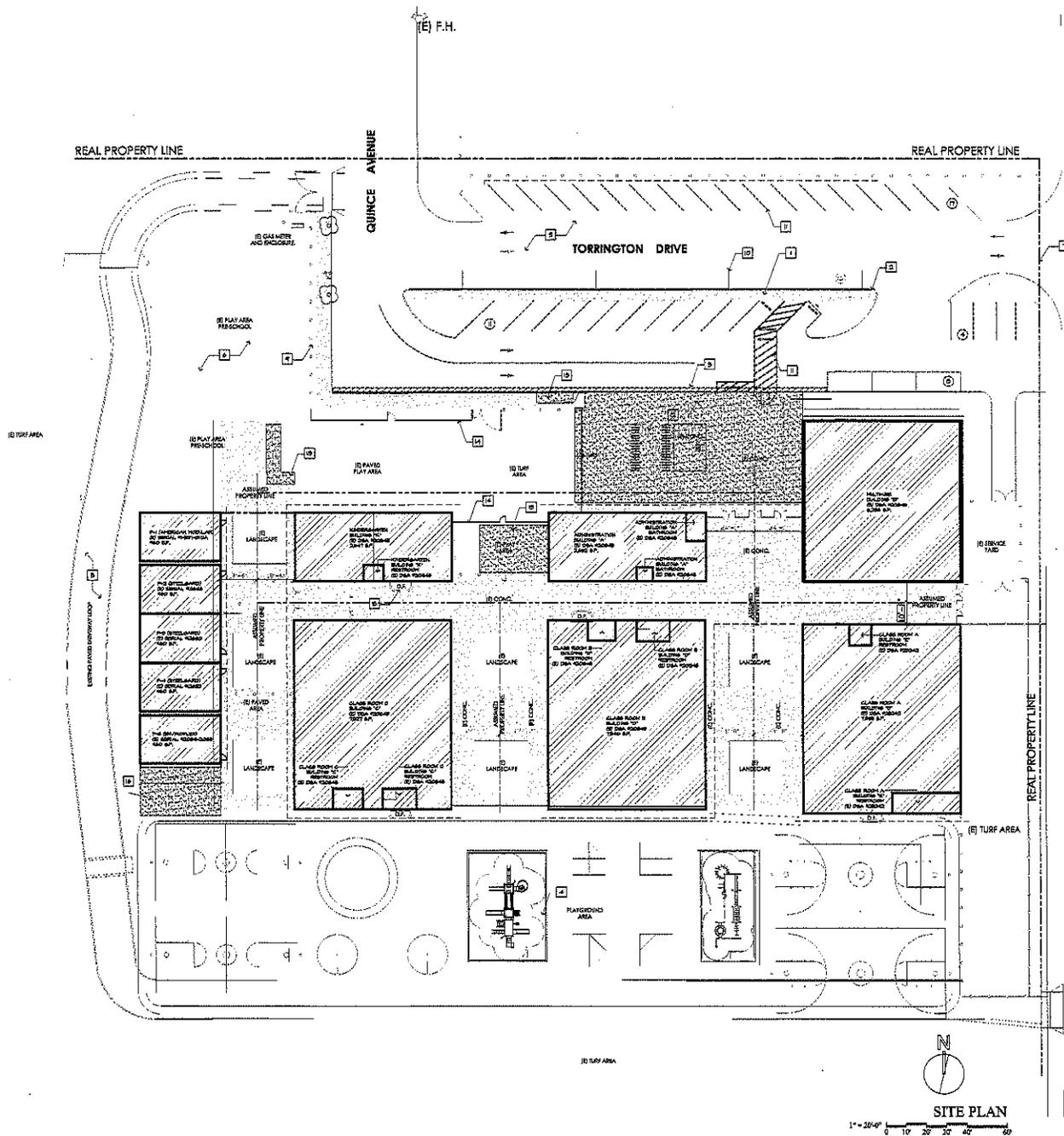
The parking lot shall be maintained in accordance with the approved plans and as follows:

- 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]

AT-7. EXPANSION OF USE

To ensure adequate capacity and public outreach to the neighboring community, any further expansion of the specified student population of 720, shall require a separate Use Permit application subject to review and approval of the Planning Commission

* Existing Site Plan



SHEET NOTES

- 1. REMOVE CONCRETE PAVEMENT
- 2. REMOVE CONCRETE CURB
- 3. AS PAVING TO REMAIN
- 4. SAFETY RESURFACED OUTDOOR PLAYGROUND SURFACE
- 5. PATCH & REPAIR AS PAVING AS ROAD FOR USE OF CONSTRUCTION
- 6. LANDSCAPE TO REMAIN
- 7. PROPERTY LINE
- 8. DRINKING FOUNTAIN
- 9. 4'-0" HIGH FENCE
- 10. STRIPING
- 11. REMOVE CONCRETE PAVING FOR ADDITION TO PARKING STALL, EXCAVATE, GRADE AND FILL WITH SUB-BASE AS REQUIRED FOR NEW AS PAVING PARKING LOT
- 12. REMOVE CONCRETE PAVING AND EXCAVATE AS REQUIRED FOR ADDITION OF NEW SURFACE
- 13. REMOVE CONCRETE PAVING AND EXCAVATE AS REQUIRED FOR ADDITION OF NEW SURFACE
- 14. REMOVE CONCRETE PAVING AND EXCAVATE AS REQUIRED FOR ADDITION OF NEW SURFACE



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CHALLENGER ELEMENTARY SCHOOL
 RELOCATABLE BUILDINGS
 1185 HOLLENBECK AVENUE
 SUNNYVALE, CALIFORNIA 94087

ATTACHMENT C
 Page 1 of 7

* Proposed Site Plan

SHEET NOTES

- 1 (1) CONCRETE WALKWAY
- 2 (2) CONCRETE CURB
- 3 (3) AS PAVING TO REMAIN
- 4 (4) SAFETY RESURFACED OUTDOOR PLAYGROUND SURFACE
- 5 PATCH & REPAIR AS PAVING AS PER FOR IN CONSTRUCTION
- 6 (6) LANDSCAPE TO REMAIN
- 7 (7) PROPERTY LINE
- 8 (8) DRINKING FOUNTAIN
- 9 (9) 8" X 12" WOOD FENCE
- 10 (10) SPRINKLER
- 11 ACCESSIBLE PATH OF TRAVEL: AS INDICATED ON PLAN IS A BARRED FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" IF SLOPED AT 1% MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. GROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS TWO TIMES AS GROSS SLOPE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OBSTRUCTING OBSTRUCTIONS TO 20" MINIMUM AND PROTRUSING OBJECTS GREATER THAN 4" PROJECTION FROM FLOOR AND ABOVE 27" AND LESS THAN 60". ARCHITECT SHALL VERIFY THAT THESE AND ALL OBSTRUCTIONS IN THE PATH OF TRAVEL.
- 12 BATE SHALL HAVE (N) LATCH SET, LOGNOX BATE, LANGHE LOCK WITH SA KEYPAD OR APPROVED EQUAL
- 13 DRINKING FOUNTAIN
- 14 CHAIN LINK FENCE
- 15 FIRE HYDRANT
- 16 50 CLASS II BICYCLE RAGOS
- 17 50 CLASS I BICYCLE RAGOS

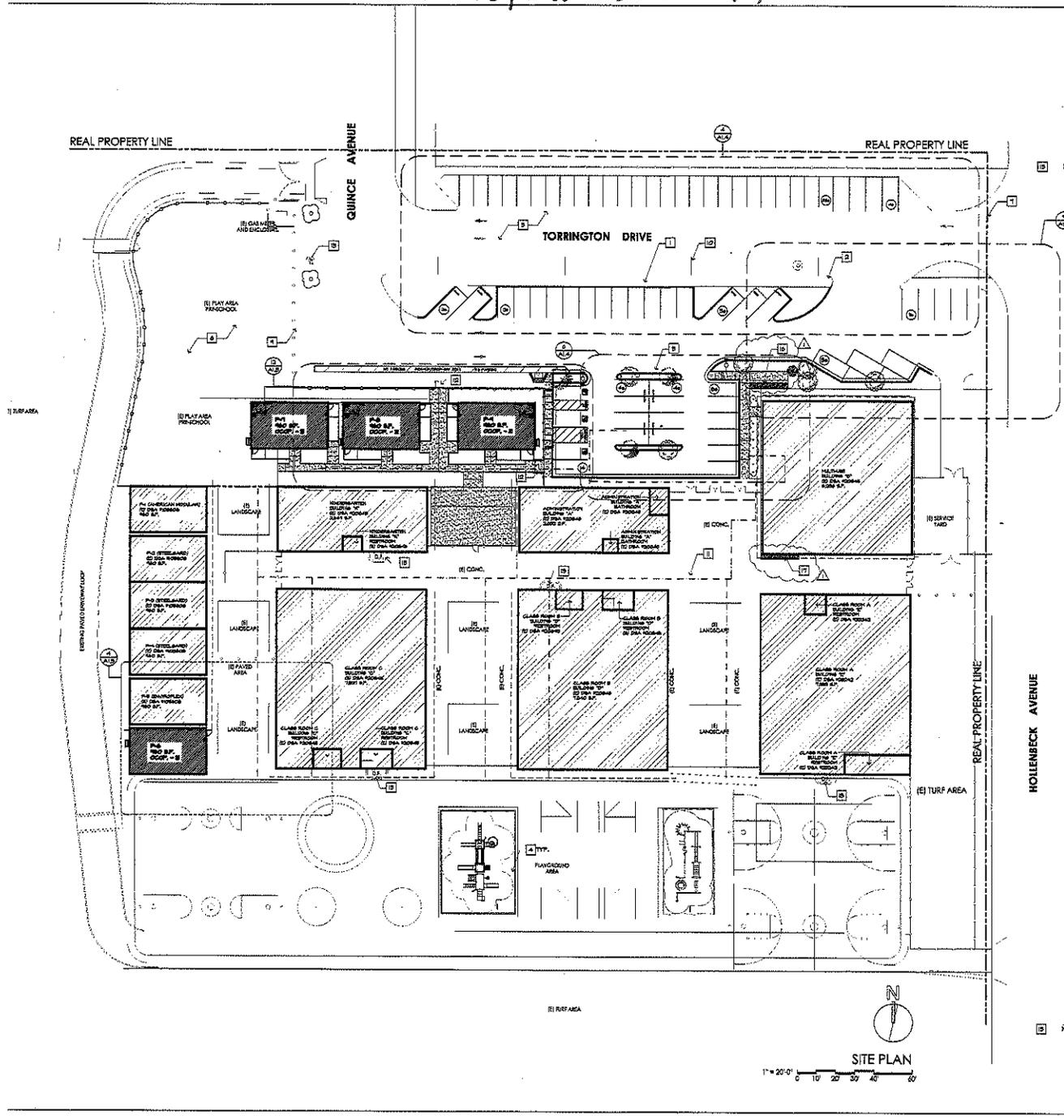
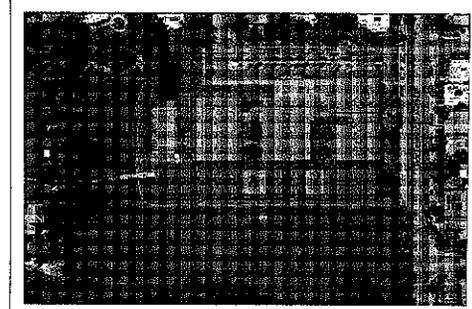


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HALLENGER ELEMENTARY SCHOOL
 RELOCATABLE BUILDINGS
 1185 HOLLENBECK AVENUE
 SUNNYVALE, CALIFORNIA 94087

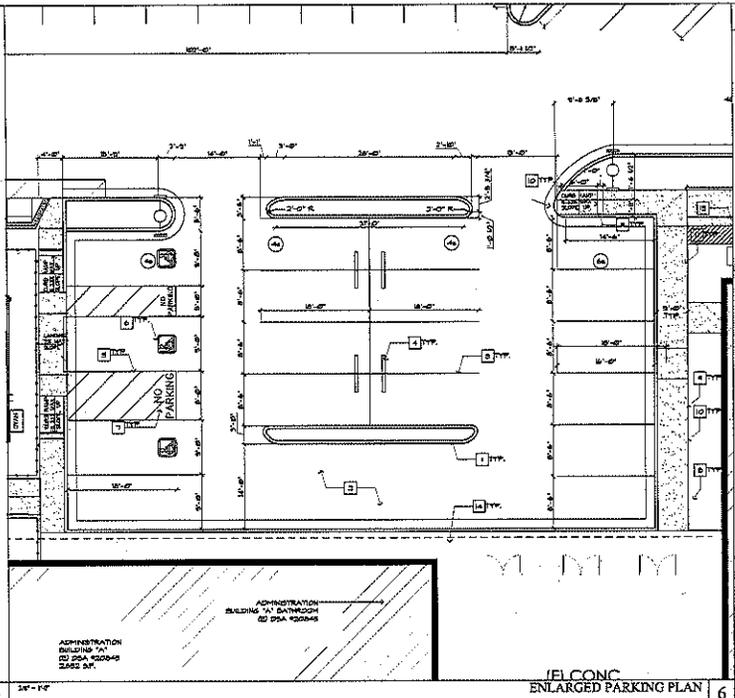
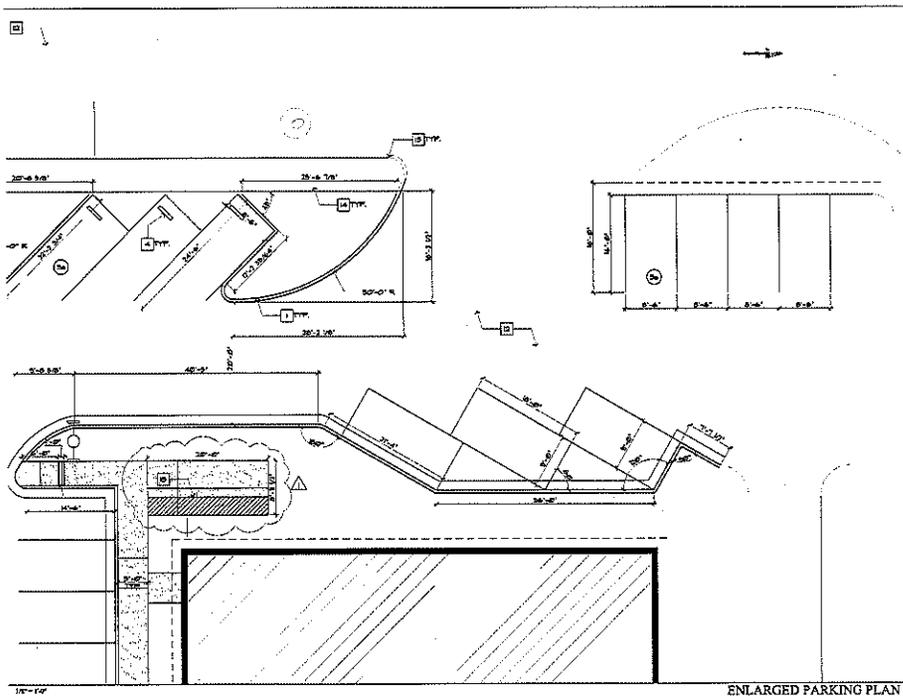
SITE PLAN



SITE PLAN

1" = 20'-0"

ATTACHMENT
 Page 2 of 7
 C



SHEET NOTES

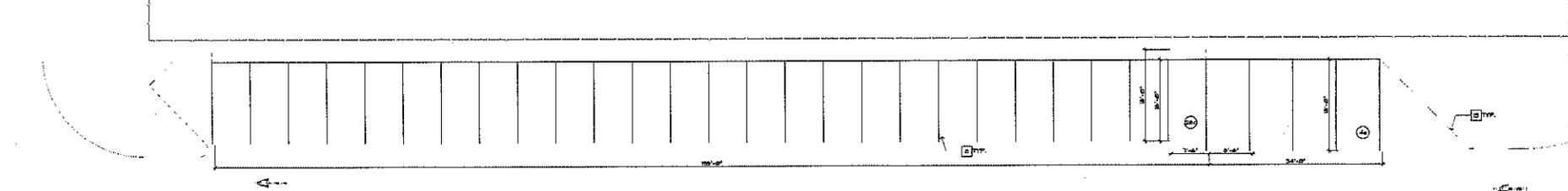
- 1) 6" INVERSE CONCRETE CURB, SEE DETAIL S104
- 2) ASPHALT PAVING, SEE DETAIL S105
- 3) STRIPES
- 4) PAVES, 5"CM
- 5) 2" WHITE PAINTED CURBING
- 6) ASSEMBLY LINES, SEE DETAIL S106
- 7) 2" PAINTED FLOOR, "NO PARKING"
- 8) ACCESSIBLE SIGN, SEE DETAIL S107
- 9) ASSEMBLY BARRIER, SEE DETAIL S108
- 10) TRUNCATED DOMES, SEE DETAIL S109
- 11) REINFORCED CONCRETE WALKWAY WITH THICKNESS EDGE
- 12) ASPHALT TO REMAIN, PATCH AND REPAIR AS REQUIRED DUE TO CONSTRUCTION TO CONCRETE CURB TO REMAIN
- 13) TO WALKWAY TO REMAIN
- 14) NO CLASS II BICYCLE RAGS

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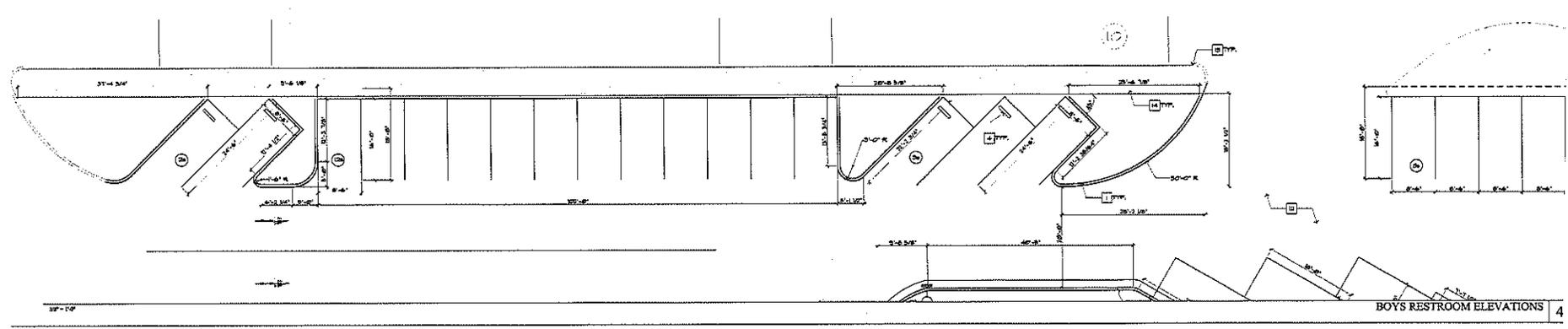
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TORRINGTON DRIVE



ATTACHMENT
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 C

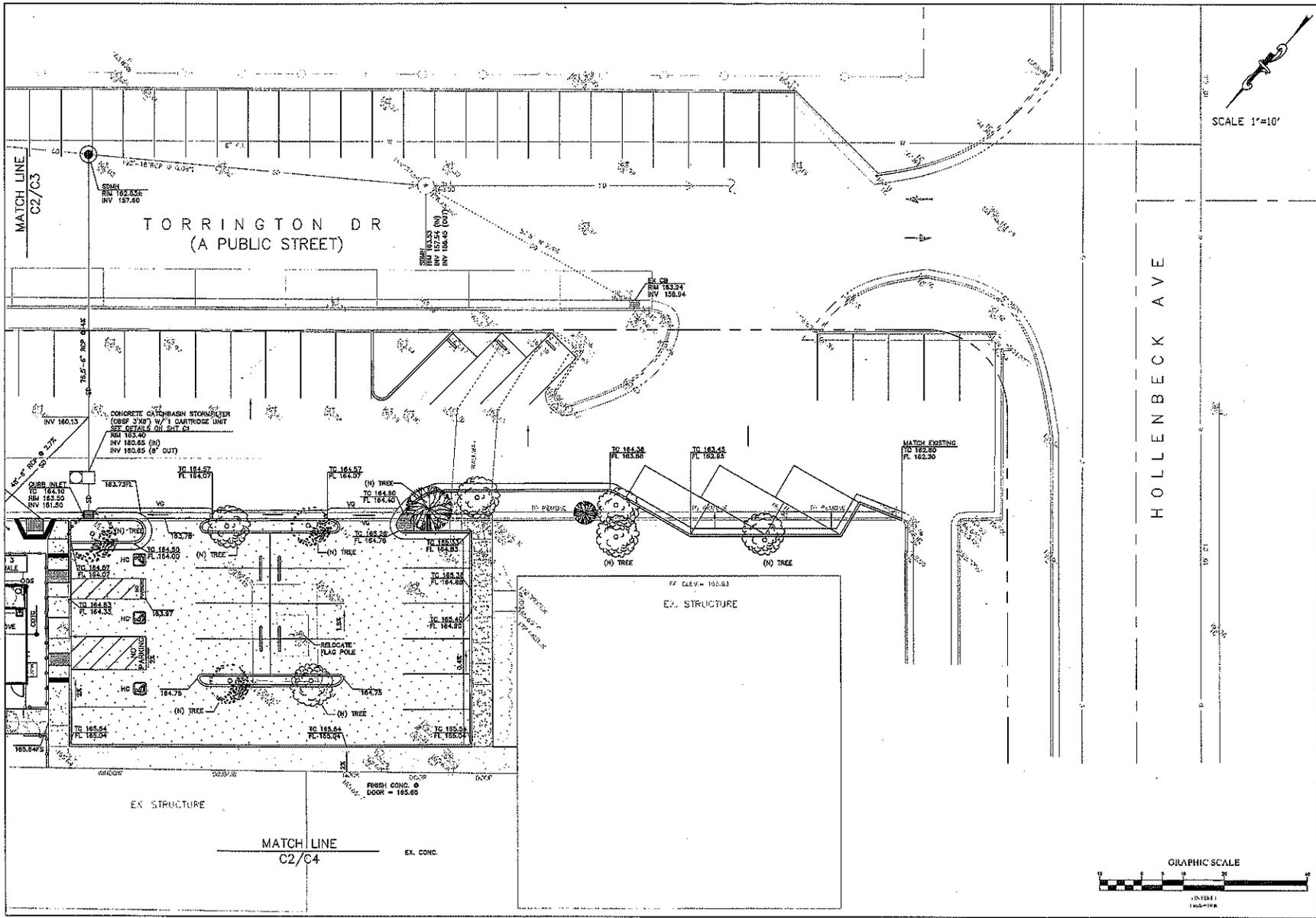
	<p>1. EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL, BEADED TEXTURE OR EQUAL.</p> <p>2. SIGN SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (A WHITE WHEELCHAIR ON A BLUE BACKGROUND).</p> <p>3. THE BLUE SHALL BE EQUAL TO COLOR NO. 10050 IN THE FEDERAL STANDARD 5950.</p> <p>4. THE SIGN SHALL BE CENTERED AT THE INTERIOR END OF EACH PARKING SPACE AT A MIN. HEIGHT OF 3\"/> </p>		<p>NOTE: SEE CIVIL DRAWINGS FOR SUB-BASE DEPTH.</p>	
<p>ACCESSIBILITY LOGO 17</p>	<p>ACCESSIBLE SIGNAGE 13</p>	<p>SITE ACCESSIBLE/TOW AWAY PARKING SIGN POST MOUNTED 9</p>	<p>CONCRETE CURB AT WALKWAY 5</p>	<p>CONCRETE WALKWAY 1</p>
<p>CONCRETE GROOVE AT ACCESSIBLE RAMP 18</p>	<p>ACCESSIBLE PARKING SIGN 14</p>	<p>VAN ACCESSIBLE PARKING SIGN 10</p>	<p>NOT USED 6</p>	<p>VERTICAL & HORIZONTAL EXPANSION JOINT 2</p>
<p>DETECTABLE WARNING TRUNCATED DOME 19</p>	<p>NOT USED 15</p>	<p>NOT USED 11</p>	<p>NOT USED 7</p>	<p>VERTICAL & HORIZONTAL CONTROL JOINT 3</p>
<p>NOT USED 20</p>	<p>NOT USED 16</p>	<p>NOT USED 12</p>	<p>CHAIN LINK FENCE GATE 8</p>	<p>CHAIN LINK FENCE 4</p>

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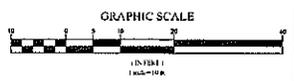
SCALE 1"=10'

BAY LAND CONSULTING
 LEAD SURVEYORS/CIVIL ENGINEERS
 2000 S. GARDEN AVENUE, SUITE 230
 SANTA ANA, CALIFORNIA 92705
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PRELIMINARY
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DATE	REV
JOB NO.	
SCALE	
PROJECT	
DATE	



ATTACHMENT
 Page 6 of 7
 C



111 West Saint John Street, Ste. #950 | San Jose, CA 95113 | T 408.977.0606 | F 408.298.4245 | www.habitec.com

Date: May 11, 2010

To: Fred Healey
Challenger School
9735 South 500 West
Sandy, Utah 84070
T 801.569.2700
E fhealey@challengerschool.com

**Re: Proposal for Architectural Services
Challenger Sunnyvale Use Permit**
1185 Hollenbeck Road
Sunnyvale, California 94087



To Whom It May Concern:

This letter is to provide the necessary description of the proposed addition of four (4) new portable classrooms on and existing private school site.

This project is to propose the addition of four (4) portables classrooms (matching existing portables/classrooms conditions) within an existing private school site. The locations of the portables shall be placed as shown on the site plan sheet A3. There will be an increase in the total number of students as staff as noted in the table below:

Proposed New

Portable	Use	Number of Students	Number of Staff
1 & 2	Preschool	48 (24 per classroom)	4
3	Kindergarten	30	2
4	First Grade	26	1

Existing & Proposed

	EXISTING	PROPOSED NEW
Use	Description	Description
Private School	3.73 acres	Same
Years of operation	+11	N/A
Students	616	616 + 104 = 720
Employees	45	45 + 7 = 52
Grade Level	Preschool – 8 th	Same
Hours of Operation	7:00 am – 6:00 pm, M-F	Same
After hour Activities	Winter Concert - December Spring Concerts - evenings in May Open House - February Enrollment Testing - February	Same
Parking	44 (1 van & 1 standard ADA)	Same Modified to 83

The total number of employees is 52. However, not all 52 employees will be on site all at one time. Due to the alternating class schedules, the teachers' schedules alternate as well. Therefore, the increase in the total number of teachers from 45 to 52 will not affect parking because NOT all 52 employees will be on campus at one time.

The proposed portable locations at the front will be behind the existing chain link fence and proposed landscape will be provided to screen the view from the parking side, along Torrington. The majority of the proposed area for the new portables is composed of AC paving and some landscaping. Existing irrigation and storm water runoff will not have a big impact from the addition of the four portables. Landscape shall be provided in equivalent to landscape that is proposed to be removed for the new portable buildings.

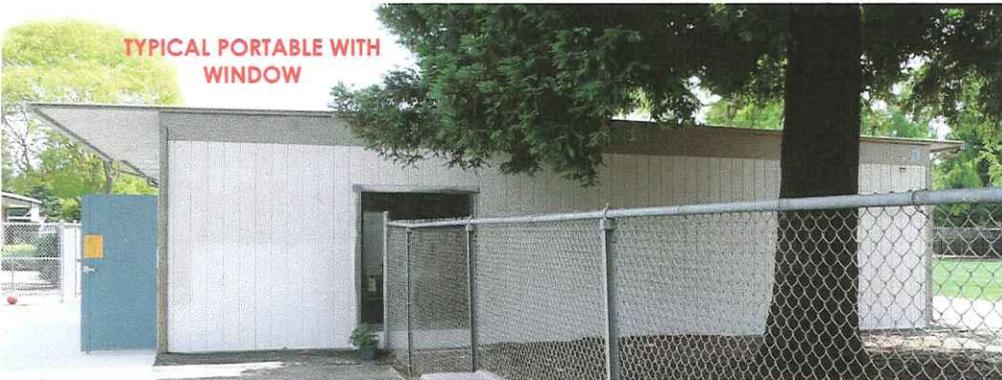
If there are any questions, please feel free to contact me.

Sincerely,

Hanh Nguyen
 Habitec Architecture, Planning & Interior Design



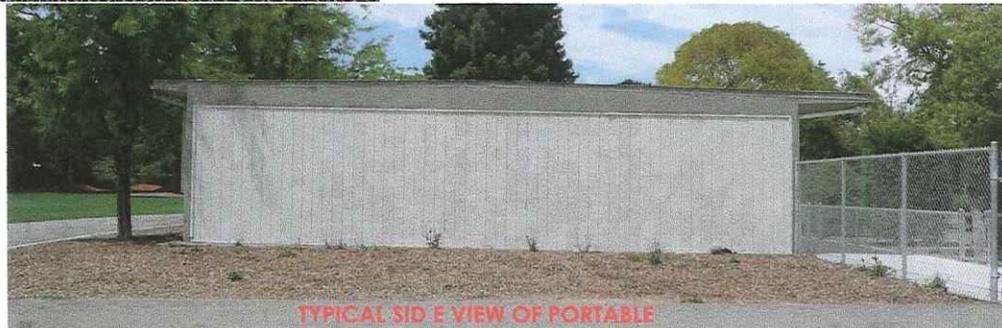
TYPICAL SIDE VIEW OF PORTABLE



TYPICAL PORTABLE WITH WINDOW



TYPICAL FRONT OF PORTABLES



TYPICAL SIDE VIEW OF PORTABLE



SCREEN BETWEEN 2 PORTABLES



T-111 PANEL SCREEN BETWEEN 2-PORTABLES

CHALLENGER HOLLENBECK
EXISTING PORTABLES
(NEW TO MATCH)

