



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** June 25, 2012  
**File Number:** 2012-7141

**SUBJECT:** **Shirdi Sai Darbar:** Application on a 1.5-acre site located at **255 San Geronimo Way** in an M-S/POA Zoning District (APN: 205-32-003):

Motion **2012-7141:** Use Permit to allow a place of assembly (religious institution) within an existing industrial building.

**REPORT IN BRIEF:**

**Existing Site Conditions** Vacant Industrial Building

**Surrounding Land Uses**

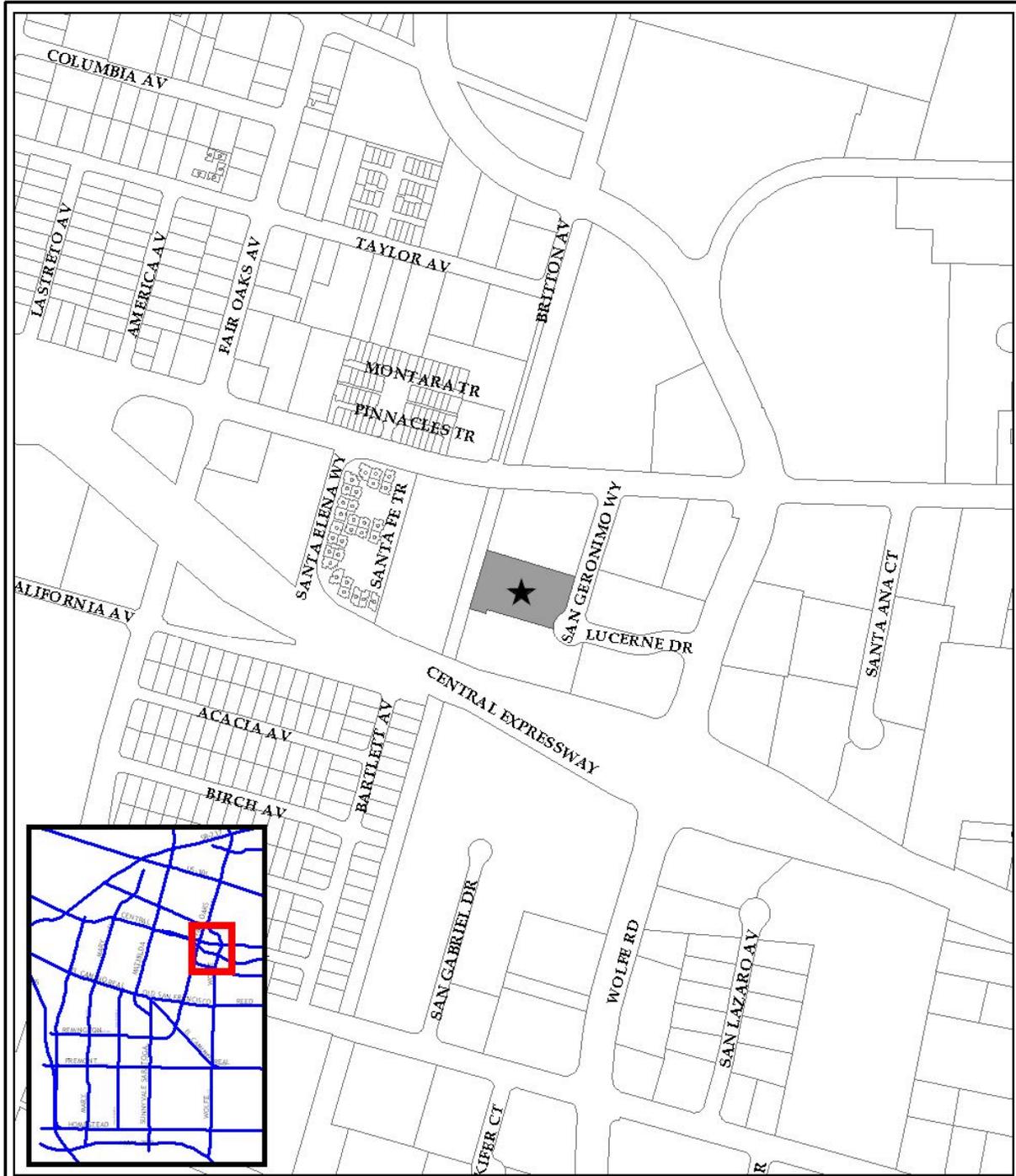
North	Place of Assembly (Iranian Christian Church)
South	Place of Assembly (Korean Presbyterian Church)
East	Industrial and Service & Place of Assembly (Zen Center)
West	Sunnyvale East Channel and Industrial

**Issues** Neighborhood Compatibility, Parking, Landscaping

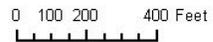
**Environmental Status** A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with Conditions

VICINITY MAP



2012-7141  
255 SAN GERONIMO WAY (APN: 205-32-003)  
USE PERMIT



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Industrial
<b>Zoning District</b>	M-S/POA	Same	M-S/POA
<b>Lot Size (s.f.)</b>	65,773	Same	22,500 min.
<b>Gross Floor Area (s.f.)</b>	20,000	Same	23,021 max. (for industrial/office uses)
<b>Lot Coverage (%)</b>	30.4%	Same	45% max.
<b>No. of Buildings On-Site</b>	1	Same	---
<b>Building Height (ft.)</b>	17'	Same	75' max.
<b>No. of Stories</b>	1	Same	8 max.
<b>Setbacks (Facing Property)</b>			
<b>Front</b>	37'	Same	25' min.
<b>Left Side</b>	65'	Same	0' min.
<b>Right Side</b>	10' (75' Combined)	Same	0' min. (20' combined)
<b>Rear</b>	120'	Same	0' min.
<b>Parking</b>			
<b>Total Spaces</b>	101	104	379 min.
<b>Standard Spaces</b>	101	Same	341 min.
<b>Compact Spaces/ % of Total</b>	0 (0%)	Same	38 max. (10%)
<b>Accessible Spaces</b>	5	Same	5 min.
<b>Bicycle Parking</b>	0	1 Class I (lockers), 5 Class II (racks)	1 Class I, 5 Class II min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping s.f. (% of lot area)</b>	6,173 (9.3%)	Same	13,155 min. (20%)
<b>Parking lot shading (%)</b>	2%	Same	50% min. in 15 years



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

**Previous Actions on the Site**

The existing building was built in 1977 and has been occupied by industrial and office uses. No significant Planning permits have been obtained for this property. The property is located within a neighborhood that contains existing industrial/office uses, as well as three other approved places of assembly uses. Residential uses are located within approximately 370 feet of the project site along E. Arques Avenue.

There is an existing parking agreement between the property owner and the adjacent Iranian Christian Church to the north, which allows the Church to use 101 parking spaces on the subject site on Sundays, between 9 a.m. and 1 p.m.

## **DISCUSSION:**

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### **Requested Permit**

The proposed project is a Use Permit to allow a place of assembly (Shirdi Sai Darbar) to occupy an entire industrial building. The project involves minor building interior upgrades, as well as exterior site upgrades.

- **Use Permit**

The Sunnyvale Municipal Code (SMC) allows consideration of places of assembly within an M-S/POA (Industrial and Service/POA) zoning district through a Use Permit. SMC 19.12.170 defines places of assembly as including “religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training.”

The facility will generally be open seven days a week, from 6 a.m. to 9:30 p.m., and will be primarily used for prayer and meditation. “Prasad”, or small meals, will also be provided to patrons within the dining room, which will be catered from a restaurant. There will be no cooking on-site (Attachment E, Letter from the Applicant). The proposed project includes the following deviations:

- Parking
- Total landscaping
- Parking lot shading

### **Neighborhood Compatibility**

The subject property is located within a small industrial neighborhood with residential uses within the vicinity. This area bound by Arques Avenue to the north, Wolfe Road to the east, Central Expressway to the south and the Sunnyvale East Channel to the west were zoned with the Place of Assembly (POA) combining district in 2006. There are three other places of assembly uses in the area defined above, comprising of the Iranian Christian Church, Chung Tai Zen Center of Sunnyvale, and Korean Presbyterian Church, which was recently approved by the Planning Commission in 2010. Staff finds that the proposed use is compatible with the existing neighborhood.

## **ANALYSIS:**

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### **Development Standards**

With the exception of on-site parking, landscaping and parking lot shading, the proposed project complies with the applicable Development Standards as set forth in the SMC.

- **Site Layout/Floor Plan**

The existing one-story building is situated at the front of the property and is surrounded by parking and landscaping on all sides. Access to the site is provided by two driveways along San Geronimo Way and Lucerne Drive, both of which are shared with the adjacent place of assembly uses. No significant changes are proposed to the overall site layout and no additional building area is proposed.

The interior floor plan consists of a main prayer room, reading/meditation room, library, dining room and administrative areas (i.e. office, storage, and lobby). Minor changes to the building interior are proposed, including upgrades required by the Building Safety and Fire Prevention Divisions to allow for compliance with accessibility standards, occupancy classification and fire codes (see Attachment B, Recommended Conditions of Approval).

- **Architecture**

The existing building is a standard one-story industrial tilt-up building and is consistent with other buildings found in the neighborhood. The applicant does not propose any exterior modifications to the building at this time. On similar applications for places of assembly uses in industrial areas, the Planning Commission has required architectural modifications to better reflect the non-industrial use of the building and may include changes to the exterior wall materials, re-painting, signs or design elements. Staff recommends that the existing building be upgraded to reflect the proposed use and would require separate review by the Director of Community Development (Attachment B, Recommended Conditions of Approval).

- **Parking/Circulation**

SMC 19.46.050 requires the following parking rates for place of assembly uses during the peak hours: one space per three fixed seats, plus one space per 21 square feet of open area or seating space, plus one space per 400 square feet of additional floor area, plus one space per employee, plus one space per special purpose vehicle. This parking requirement applies to all places of assembly, such as religious uses, cultural centers, and political organizations. Within the past several years, Sunnyvale has seen a greater diversity of these uses. The variety of ways that places of assembly are used present a challenge to staff to more appropriately determine the parking demand for the particular use.

Applying the SMC parking rates to the rooms used at the busiest time, a total of 379 parking spaces would be required. Based on the applicant's estimates a total of 141 patrons and employees (volunteers) would be on-site during the peak hours, which are Thursdays and Saturdays between 5 p.m. and 8 p.m. This estimate is based on the applicant's experience at another site with a similar use, which focuses on individual prayer and meditation (no structured services or classes). As seen in the table below, the number

of parking spaces required is more than double the number of patrons expected to be on-site.

<b>Room</b>	<b>Room Size</b>	<b>Parking Rate</b>	<b>Estimated Number of Patrons</b>	<b>Required Parking Per code</b>
Main Prayer (open mat area)	1,550 s.f.	1 per 21 s.f.	100	74
Dining (non-fixed seats)	4,200 s.f.	1 per 21 s.f.	20	200
Meditation/Reading (open mat area)	1,200 s.f.	1 per 21 s.f.	4	57
Library (non-fixed seats)	450 s.f.	1 per 21 s.f.	7	21
Bathrooms and Circulation (lobby, hallways)	6,840 s.f.	1 per 400 s.f.	-	17
10 Employees	-	1 per employee	10	10
<b>Total</b>			<b>141</b>	<b>379</b>

*Staff Comments on Parking Deficiency:* Based on similar uses with open areas for worship and dining areas, such as the Zen Center across the street and a Hindu Temple located at 420 Persian Drive, staff has used the number of patrons on-site as a more accurate estimate of parking demand. More specifically, the Hindu Temple concluded that one parking space for every two patrons was a more reasonable estimate and limited the number of patrons on-site to double the number of parking spaces. Since the temple has been operating since 1994, it appears that parking is sufficient during “normal” operations (when there are no special events). This also seems to be the case for the Zen Center. Parking becomes an issue for the Hindu Temple and Zen Center during special events, such as religious festivals, funerals, and weddings when the number of patrons has exceeded the permitted limit.

Using this technique, staff finds that no more than 200 patrons would be permitted on-site at any given time, which is roughly double the number of the existing 103 on-site parking spaces. The applicant has also secured a parking agreement for 20 off-site parking spaces on the adjacent Iranian Church site for use Monday through Friday, and possibly Saturday. Based on staff’s analysis, the secured parking agreement, and differing peak hours from the adjacent churches (which are on Sundays before 1 p.m.), staff finds that would be sufficient parking to accommodate the use.

To further ensure reduced parking impacts, staff recommends the following conditions:

- No more than 200 patrons, employees, or volunteers may be on-site at any given time,
- The facility shall be closed to the general public every Sunday, between 9 a.m. and 1 p.m., or as modified by a parking agreement with the adjacent place of assembly use at 740 E. Arques Avenue,
- Special events and festivals expected to attract more than 200 people total on-site (e.g. religious festivals, weddings, funerals, etc.) that are expected to attract more than 200 people will require separate permits to address possible parking overflow, traffic circulation, hours of the event, number of attendees, event location and noise attenuation efforts.

- **Solid Waste and Recycling Facilities**

An existing trash enclosure in the rear parking lot will be retained and upgraded to meet general requirements and design standards prescribed in SMC 19.38.030.

- **Landscaping**

The existing site is legal non-conforming for total landscaping and parking lot shading. It has 6,173 square feet of landscaping (9.3% of the lot), which includes ground cover and trees. Approximately 2% (1,315) of the parking lot area is shaded with existing trees. The applicant proposes to modifications to the existing landscaped areas.

*Staff Comments on Landscaping and Parking Lot Shading Deficiencies:* It is the City's standard practice to require additional landscaping on legal nonconforming sites when possible. This can be accomplished by expanding existing tree wells and landscaping strips in the parking lot area, while still maintaining the existing number of parking spaces. The existing standard parking spaces are 9 feet deep and are permitted to overhang into landscaping areas by 2 feet. Staff's rough estimate is that an additional 1,316 square feet of landscaping (2% of the site) can be accommodated within the parking lot area and adjacent to the building. Additional trees can be planted within the new landscaped areas, which will increase parking lot shading. Therefore, staff recommends the following condition of approval:

- An additional 1,316 square feet (2% of the site) of landscaping shall be added on-site, with the goal of increasing parking lot shading.

As conditioned with additional landscaping, staff finds the landscaping and parking lot deficiencies to be reasonable.

- **Off-Site Upgrades**

SMC 19.38.080 requires installation of a public sidewalk along the property frontage (approximately 180 feet in length), which will connect to the existing sidewalks on both sides of the property. The new sidewalk could be fully accommodated within the landscaped public right-of-way. Therefore, no dedications or easements will be required. The new sidewalk is required to be installed prior to building occupancy and is subject to review and approval by the Department of Public Works (Attachment B, Recommended Conditions of Approval).

### **Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

According to the City’s Hazardous Materials Coordinator, there are two companies within the immediate vicinity that are required to obtain permits based on the types of materials and quantities stored on-site. Comparative Biosciences, located at 786 Lucerne Drive, is a research facility and hazardous waste generator that is permitted with corrosives, flammable liquids and oxidizers. Evans Analytical, located more than 1,000 feet away at 810 Kifer Road, is also a hazardous waste generator permitted with cryogenics, flammable liquids and nonflammable gas. However, based on the types of materials and quantities stored on-site, the City’s Hazardous Materials Coordinator has indicated that the companies would not pose a significant risk to the proposed place of assembly.

The applicant has submitted a letter acknowledging that the place of assembly use is locating within an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials that would not normally be encountered in non-industrial areas. In addition, the applicant will be working with the City’s Hazardous Materials Coordinator and a private consultant to prepare a site safety plan addressing potential risks to employees and patrons of the facility per Sunnyvale Municipal Code Chapter 19.98.020. The site safety plan must be reviewed and approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and will be updated annually.

### **FISCAL IMPACT**

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No fiscal impacts other than normal fees and taxes are expected. Based on the hours of operation and the low attendance during weekday a.m. and p.m. peak commute hours, there will be no Transportation Impact Fee associated with this project.

## **PUBLIC CONTACT**

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Staff has not received any comments from neighbors at the time of the writing of the staff report.

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 428 notices mailed to the property owners and residents within 1000 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## **CONCLUSION**

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**Discussion:** With implementation of the parking agreement and recommended conditions, staff finds that there will be sufficient parking spaces available to meet the parking demand for the proposed use during the peak hours. The additional landscaping conditioned by staff will also help to improve the aesthetics of the site. In addition, staff finds that the proposed use is compatible with the mix of uses found in the neighborhood. The proposed use is consistent with the POA combining district, and is similar to other assembly uses in the neighborhood.

**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**

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1. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

**RECOMMENDATION**

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Recommend Alternative 1 to the Planning Commission: Adopt the Negative Declaration and approve the Use Permit with attached conditions.

Prepared by:

Noren Caliva  
Project Planner

Reviewed by:

Shaunn Mendrin  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant

## **Use Permit**

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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 (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 the surrounding area.*

**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.*

### **Open Space and Recreation Sub-Element**

**Policy 2.2.B.2** – *Provide school-aged, youth-oriented recreation and enrichment programs and services during non-school hours.*

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

The proposed place of assembly use would add to the range of services and uses available in the City and would provide a community resource. As conditioned, the use is consistent with the POA combining district and is similar to other approved place of assembly uses found in the neighborhood.

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)*

The peak hours for the facility will occur during the off-peak hours of the adjacent properties. With implementation of the parking agreement with 740 E. Arques Avenue and recommended conditions, there will be sufficient parking spaces available to meet the parking demand for the facility during the peak hours. The additional landscaping conditioned by staff will also help to improve the aesthetics of the site.

## **ATTACHMENT B**

### **CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JUNE 25, 2012**

#### **Planning Application 2012-7141**

255 San Geronimo Way

Use Permit to allow a place of assembly (religious institution) within an existing industrial building (Shirdi Sai Darbar).

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:

<p><b>GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</b></p>
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**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 **one** year 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. COMPLY WITH OR OBTAIN OTHER PERMITS::

The applicant is required to obtain all necessary permits and pay applicable fees from the Building Safety Division (Building Permit), Department of Public Safety (Fire Operations Permit), Department of Public Works (Encroachment Permit) and Santa Clara County Department of Environmental Health (for food preparation and service). [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. NOTICE OF PROJECT RESTRICTIONS:

A Notice of Project Restrictions 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 Project Restrictions 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. [COA] [PLANNING]

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 Project Restrictions. [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. GREEN BUILDING:  
Comply with CALGreen requirements. [COA] [PLANNING/BUILDING]
- BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:  
The building permit plans shall include details for the recycling and solid waste enclosure. The required solid waste and recycling enclosure shall include the following:
- b) A concrete stress pad shall be constructed in front of the enclosure.
  - c) Wheel stops shall be installed per City standards. [COA] [PLANNING/PUBLIC WORKS]
- BP-6. PARKING MANAGEMENT PLAN:  
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 [COA] [PLANNING]:
- (a) Peak hour use;
  - (b) Vehicular circulation;
  - (c) Overall quantity of parking spaces;
  - (d) Distribution of parking on-site;
  - (e) Needs of specific users, including but not limited to employees, guests, residents and patrons; and
  - (f) Other circumstances that arise when oversight and control of parking spaces is needed. [COA] [PLANNING]
- BP-7. PARKING AGREEMENT:  
The parking agreement with the property located at 740 E. Arques Avenue shall be recorded at the County against the subject properties prior to issuance of a building permit. [COA] [PLANNING]
- BP-8. SITE SAFETY PLAN:  
The applicant shall develop a Site Safety Plan addressing the risks presented to employees and patrons, from the surrounding industrial facilities. The plan shall be approved by the Director of Community

Development and Hazardous Materials Coordinator prior to issuance of a building permit, and shall include the following components:

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

BP-9. BICYCLE SPACES:

Provide a minimum of 1 Class I (locker) and 5 Class II (racks) bicycle parking spaces (per VTA Bicycle Technical Guidelines). [COA] [PLANNING]

BP-10. ARCHITECTURAL UPGRADES:

Architectural upgrades are required to better reflect the non-industrial use of the building and may include modifications to exterior wall materials or colors, signs or design elements. Architectural upgrades may be considered by the Director of Community Development through a staff-level permit and shall be subject to review and approval prior to issuance of a building permit. [COA] [PLANNING]

BP-11. LANDSCAPING UPGRADES:

An additional 1,316 square feet (2% of the site) of landscaping shall be added on-site, with the goal of increasing parking lot shading. A landscaping plan shall be reviewed and approved by the Director of

Community Development through a staff-level permit prior to issuance of a building permit. [COA] [PLANNING]

BP-12. PUBLIC WORKS UPGRADES:

The following upgrades are required by the Department of Public Works:

- a) Provide a 4' accessible ADA path around the northern driveway to access the sidewalks. AC conforming may be necessary.
- b) Upgrade the existing 1-1/2" water meter to a radio-read water meter and relocate to the back of new sidewalk per City standard detail 4B. Water meter size to be verified by City's Fire Protection engineer.
- c) Move the existing backflow prevention device to behind the property line per City standard detail 18B.
- d) Install a new backflow prevention device enclosure as per City standard detail 19B.

BP-13. BUILDING UPGRADES:

The existing building shall be upgraded to meet current Sunnyvale Municipal Code requirements and State requirements for building safety, including but not limited to accessibility and restroom upgrades. [COA] [BUILDING]

BP-14. FIRE UPGRADES:

The existing site and building shall be upgraded to meet current Sunnyvale Municipal Code and State requirements for fire prevention and safety, including but not limited to:

- a) Adequate number of approved fire extinguishers.
- b) Fire sprinkler system upgrades.
- c) Fire alarm system.
- d) Exit systems, exist signs and emergency lighting.
- e) Knox (key) box.
- f) Dead-end fire apparatus roads (parking lot) in excess of 150 shall be provided with width and turnaround provisions as determined by the fire code official.
- g) All means of egress systems, exit signs, and emergency lighting shall comply with the provisions of the California Fire Code.

- h) Places of assembly require a Fire Operations permit, to be obtained and issued at the time of the Fire Prevention inspection, after completion of all construction. [COA] [PUBLIC SAFETY]

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

EP-1. NEW PUBLIC SIDEWALK:

A new public sidewalk shall be installed along the entire property frontage (approximately 180 feet in length) and shall be fully accommodated within the public right-of-way. The design of the sidewalk shall meet City standards and is subject to review and approval by the Department of Public, and shall be installed prior to building occupancy. [COA] [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. USE:

The approved use is for a place of assembly and shall comply with the following use limitations:

- a) No more than 200 patrons, employees, or volunteers may be on-site at any given time.
- b) Any future increases in occupancy shall be subject to review and approval by the Director of Community Development. [COA] [PLANNING]

AT-2. 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 6 a.m. to 9:30 p.m., seven days a week.
- b) The facility shall be closed to the general public every Sunday, between 9 a.m. and 1 p.m., or as modified by a parking agreement with the adjacent place of assembly use at 740 E. Arques Avenue. [COA] [PLANNING]

AT-3. SPECIAL EVENTS AND FESTIVALS:

Special events and festivals expected to attract no more than 200 people are permitted by right (e.g. religious festivals, weddings,

funerals, etc). Events that are expected to attract more than 200 people will require separate permits to address possible parking overflow, traffic circulation, hours of the event, number of attendees, event location and noise attenuation efforts. [COA] [PLANNING]

AT-4. RECYCLING AND SOLID WASTE:

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

AT-5. 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) Maintain all parking lot striping and marking.
- b) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- c) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

AT-7. LANDSCAPING INSTALLTION:

All new landscaping and irrigation shall be installed prior to commencement of use. [COA] [PLANNING]



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

**PROJECT TITLE:**

Application for a Use Permit filed by Shridi Sai Darbar.

**PROJECT DESCRIPTION AND LOCATION (APN):**

**FILE #:** 2012-7141  
**Location:** 255 San Geronimo Way (APN: 205-32-003)  
**Proposed Project:** Use Permit to allow a place of assembly (religious institution) within an existing industrial building.  
**Applicant / Owner:** Shirdi Sai Darbar / Deerfield San Geronimo LLC  
**Environmental Review:** Negative Declaration  
**Staff Contact:** Noren Caliva, 408-730-7637, [ncaliva@ci.sunnyvale.ca.us](mailto:ncaliva@ci.sunnyvale.ca.us)

**WHERE TO VIEW THIS DOCUMENT:**

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, June 25, 2012**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

A public hearing on the project is scheduled for:

**Monday, June 25, 2012** at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

**TOXIC SITE INFORMATION:**

(No) listed toxic sites are present at the project location.

Circulated On May 30, 2012

Signed:   
Gerri Caruso, Principal Planner

Project Title	Use Permit for 255 San Geronimo Way
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Noren Caliva, Associate Planner
Phone Number	408-730-7637
Project Location	225 San Geronimo Way
Applicant's Name	Shirdi Sai Darbar
Project Address	255 San Geronimo Way Sunnyvale, CA 94085
Zoning	M-S/POA (Industrial & Service/Places of Assembly)
General Plan	Industrial
Other Public Agencies whose approval is required	None

**DESCRIPTION OF THE PROJECT:**

The proposed project is for a Use Permit to allow a place of assembly (Shirdi Sai Darbar) to occupy an entire 20,000 square foot industrial building. "Places of assembly" are defined in Sunnyvale Municipal Code Section 19.12.170 and includes "religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training." The facility will generally be open from 6:00 a.m. to 9:30 p.m., seven days a week. Weekday uses will include worship services, meditation, and religious studies/reading. The peak hours will be Thursdays and Saturdays from 5 p.m. and 8 p.m.

**DETAILED PROJECT DESCRIPTION:**

On-site Development: The project includes minor site upgrades for compliance with handicap and fire accessibility requirements. Site access will be maintained with two existing driveways off of San Geronimo Way, one of which is currently shared with the adjacent property to the north (Iranian Christian Church) located at 240 E. Arques Avenue. Minor parking lot and landscaping upgrades will also be completed. Exterior building modifications are limited to minor aesthetic upgrades, which will not result in additional building area.

Construction Activities and Schedule: On-site construction activity is limited to the minor exterior modifications and interior tenant improvements. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Surrounding Uses and Setting: The existing building was previously occupied by an office use and is located within an industrial area, in which place of assembly uses may be permitted

through a Use Permit. The adjacent sites to the north and south are also place of assembly uses. There is an existing research and development business to the east, across San Geronimo Way. Several single-family and multi-family homes are located within approximately 300 feet of the project site along E. Arques Avenue.

Off-site Improvements: Off-site upgrades are limited to a new sidewalk that will be installed along the entire property frontage (approximately 180 feet in length), which will connect to the sidewalks on both sides of the property. The new sidewalk will be fully accommodated within the public right-of-way; therefore, no dedications or easements will be required.

### EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

**MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):**

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?  Yes  No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?  Yes  No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  Yes  No

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Checklist Preparer: Noren Caliva

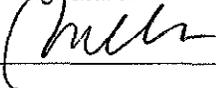
Date: May 29, 2012

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Title: Associate Planner

City of Sunnyvale

Signature:



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Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element, Land Use and Transportation Element and General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element, Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a>
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off</a>
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-element, SMC <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 19.42 Noise Ordinance <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a>
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Plan Map Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. Project Description
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Project Description
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Further Discussion if "Less Than Significant" with or without mitigation: Based on the proposed floor plan, peak hours and expected number of patrons and employees on-site at a given time, the property provides sufficient on-site parking to meet parking requirements contained in Sunnyvale Municipal Code Chapter 19.46. Additional off-site shared parking spaces with the Iranian Christian Church to the north will also provide additional parking spaces for patrons during peak hours. As proposed, the site will provide adequate accessible parking spaces per State requirements and bicycle spaces consistent with Valley Transportation Authority standards.

Noise impacts are limited to short-term and temporary noise associated with the construction of the project. Through the City's implementation of the Municipal Code noise regulations contained in Chapters 19.42.030 and 16.08.030, this impact will be lessened to a less than significant level during construction.

The proposed project is expected to have a less than significant impact on existing biological resources. As required by the California Department of Fish and Game, the CEQA document filing fee will be paid upon recordation of the Notice of Determination.

Responsible Division: Planning Division

Completed by: Noren Caliva

Date: May 29, 2012

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Transportation					
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City's Land Use and Transportation Element, Santa Clara County Transportation Plan, and AASHTO: A Policy on Geometric Design of Highways and Streets.
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan including the Land Use and Transportation Element
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City and CA Standard Plans & Standard Specifications
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, and VTA Short Range Transit Plan

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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40. Affect the multi-modal performance of hte highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Planning Division

Completed by: Noren Caliva

Date: May 29, 2012

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Building					
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map <a href="http://www.abag.ca.gov">www.abag.ca.gov</a> , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Seismic Safety Sub-Element, <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
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Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Building Division Completed by: Noren Caliva

Date: May 29, 2012

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Engineering					
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Solid Waste Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance <a href="http://www.valleywater.org">www.valleywater.org</a>
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams <a href="http://www.valleywater.org">www.valleywater.org</a> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

Further Discussion if "Less Than Significant" with or without mitigation: No population growth is expected as a result of this project, and the project will serve the existing population. Additionally, no new infrastructure is required for the proposed re-use of an existing building.

Responsible Division: Public Works Engineering Division    Completed by: Noren Caliva    Date: May 29, 2012

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety					
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Public Safety

Completed by: Noren Caliva

Date: May 29, 2012

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety – Hazardous Materials					
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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Further Discussion if "Less Than Significant" with or without mitigation: According to the City's Hazardous Materials Coordinator, there are two companies within the immediate vicinity that are required to obtain permits based on the types of materials and quantities stored on-site. Comparative Biosciences, located across the street at 786 Lucerne Drive, is a research facility and hazardous waste generator that is permitted with corrosives, flammable liquids and oxidizers. Evans Analytical, located more than 1,000 feet away at 810 Kifer Road, is also a hazardous waste generator permitted with cryogenes, flammable liquids and nonflammable gas. However, based on the types of materials and quantities stored on-site, the City's Hazardous Materials Coordinator has indicated that the companies would not pose a significant risk to the proposed place of assembly.

The applicant has submitted a letter acknowledging that the place of assembly use is locating within an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials that would not normally be encountered in non-industrial areas. In addition, the applicant will be working with the City's Hazardous Materials Coordinator and a private consultant to prepare a site safety plan addressing potential risks to employees and patrons of the facility per Sunnyvale Municipal Code Chapter 19.98.020. The site safety plan must be reviewed and approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and will be updated annually.

Responsible Division: Department of Community Service      Completed by: Noren Caliva      Date: May 29, 2012

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Community Services					
69. Public Services Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description

Further Discussion if "Less Than Significant" with or without mitigation: None required.

**ENVIRONMENTAL CHECKLIST REFERENCE LIST**

**Note: All references are the most recent version as of the date the Initial Study was prepared:**

**City of Sunnyvale General Plan:**

- A. General Plan Map
- B. Air Quality Sub-Element (1993)
- C. Arts Sub-Element (1995)
- D. Community Design Sub-Element (1990)
- E. Community Engagement Sub-Element (2007)
- F. Fire Services Sub-Element (1995)
- G. Community Vision (2007)
- H. Fiscal Sub-Element (2006)
- I. Heritage Preservation Sub-Element (1995)
- J. Housing & Community Revitalization Sub-Element (2009)
- K. Land Use & Transportation Sub-Element (1997)  
*Revised 4/28/09 with Allocation of Street Space Policies*
- L. Law Enforcement Sub-Element (1995)
- M. Legislative Management Sub-Element (1999)
- N. Library Sub-Element (2003)
- O. Noise Sub-Element (1997)
- P. Open Space and Recreation Sub-Element (2006)  
*Updated with Parks of the Future Study 4/28/2009.  
 Revised 4/24/09.*
- Q. Safety & Seismic Safety Sub-Element (2008)
- R. Socio-Economic Sub-Element (1989)
- S. Solid Waste Management Sub-Element (1996)
- T. Support Services Sub-Element (1988)
- U. Surface Run-off Sub-Element (1993)
- V. Wastewater Management Sub-Element (1996)
- W. Water Resources Sub-Element (2008)

**City of Sunnyvale Municipal Code:**

- A. Title 8 Health and Sanitation
- B. Title 9 Public Peace, Safety or Welfare
- C. Title 10 Vehicles and Traffic
- D. Title 12 Water and Sewers
- E. Chapter 12.60 Storm Water Management
- F. Title 13 Streets and Sidewalks
- G. Title 16 Buildings and Construction
- H. Chapter 16.52 Fire Code
- I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
- J. Title 18 Subdivisions
- K. Title 19 Zoning
- L. Chapter 19.28 Downtown Specific Plan District
- M. Chapter 19.29 Moffett Park Specific plan District
- N. Chapter 19.39 Green Building Regulations
- O. Chapter 19.42 Operating Standards
- P. Chapter 19.54 Wireless Telecommunication Facilities

- Q. Chapter 19.81 Streamside Development Review
- R. Chapter 19.96 Heritage Preservation
- S. Title 20 Hazardous Materials

**Specific Plans:**

- A. Downtown Specific Plan
- B. El Camino Real Precise Plan
- C. Lockheed Site Master Use Permit
- D. Moffett Park Specific Plan
- E. 101 & Lawrence Site Specific Plan
- F. Southern Pacific Corridor Plan
- G. Lakeside Specific Plan
- H. Arques Campus Specific Plan

**Environmental Impact Reports:**

- A. Futures Study Environmental Impact Report
- B. Lockheed Site Master Use Permit Environmental Impact Report
- C. Tasman Corridor LRT Environmental Impact Study (supplemental)
- D. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- E. Downtown Development Program Environmental Impact Report
- F. Caribbean-Moffett Park Environmental Impact Report
- G. Southern Pacific Corridor Plan Environmental Impact Report
- H. East Sunnyvale ITR General Plan Amendment EIR
- I. Palo Alto Medical Foundation Medical Clinic Project EIR
- J. Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- K. NASA Ames Development Plan Programmatic EIS
- L. Mary Avenue Overpass EIR
- M. Mathilda Avenue Bridge EIR

**Maps:**

- A. General Plan Map
- B. Zoning Map
- C. City of Sunnyvale Aerial Maps
- D. Flood Insurance Rate Maps (FEMA)
- E. Santa Clara County Assessors Parcel
- F. Utility Maps
- G. Air Installations Compatible Use Zones (AICUZ) Study Map

ENVIRONMENTAL CHECKLIST REFERENCE LIST

**Note: All references are the most recent version as of the date the Initial Study was prepared:**

H. Noise Sub-Element Appendix A 2010 Noise Conditions Map

**Lists / Inventories:**

- A. Sunnyvale Cultural Resources Inventory List
- B. Heritage Landmark Designation List
- C. Santa Clara County Heritage Resource Inventory
- D. Hazardous Waste & Substances Sites List (State of California)
- E. List of Known Contaminants in Sunnyvale
- F. USFWS / CA Dept. F&G Endangered and Threatened Animals of California  
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- G. USFWS / CA Dept. F&G Endangered, Threatened and Rare Plants of California  
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.pdf>

**Legislation / Acts / Bills / Resource Agency**

**Codes and Permits:**

- A. Subdivision Map Act
- B. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
- C. Santa Clara County Valley Water District Groundwater Protection Ordinance
- D. The Hazardous Waste and Substance Site List  
[www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
- E. The Leaking Underground Petroleum Storage Tank List  
[www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)
- F. The Federal EPA Superfund List  
[www.epa.gov/region9/cleanup/california.html](http://www.epa.gov/region9/cleanup/california.html)
- G. Section 404 of Clean Water Act

**Transportation:**

- A. California Department of Transportation Highway Design Manual
- B. California Department of Transportation Traffic Manual
- C. California Department of Transportation Standard Plans & Standard Specifications
- D. Highway Capacity Manual
- E. Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- F. Institute of Transportation Engineers - Traffic Engineering Handbook
- G. Institute of Transportation Engineers - Manual of Traffic Engineering Studies

- H. Institute of Transportation Engineers - Transportation Planning Handbook
- I. Institute of Transportation Engineers - Manual of Traffic Signal Design
- J. Institute of Transportation Engineers - Transportation and Land Development
- K. U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- L. California Vehicle Code
- M. Santa Clara County Congestion Management Program and Technical Guidelines
- N. Santa Clara County Transportation Agency Short Range Transit Plan
- O. Santa Clara County Transportation Plan
- P. Traffic Volume Studies, City of Sunnyvale Public Works Department of Traffic Engineering Division
- Q. Statewide Integrated Traffic Records System
- R. Sunnyvale Zoning Ordinance – including Titles 10 & 13
- S. City of Sunnyvale General Plan – land Use and Transportation Element
- T. City of Sunnyvale Bicycle Plan
- U. City of Sunnyvale Neighborhood Traffic Calming Program
- V. Valley Transportation Authority Bicycle Technical Guidelines
- W. Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- X. Santa Clara County Sub-Regional Deficiency Plan
- Y. City of Sunnyvale Deficiency Plan
- Z. AASHTO: A Policy on Geometric Design of Highways and Streets

**Public Works:**

- A. Standard Specifications and Details of the Department of Public Works
- B. Storm Drain Master Plan
- C. Sanitary Sewer Master Plan
- D. Water Master Plan
- E. Solid Waste Management Plan of Santa Clara County
- F. Geotechnical Investigation Reports
- G. Engineering Division Project Files

**Note: All references are the most recent version as of the date the Initial Study was prepared:**

H. Subdivision and Parcel Map Files

**Miscellaneous Agency Plans:**

A. ABAG Projections 2010

B. Bay Area Clean Air Plan

C. BAAQMD CEQA Guidelines

J. Criteria of the National Register of Historic Places

File#: 544 5/30/2012

**Building Safety:**

A. California Building Code,

B. California Energy Code

C. California Plumbing Code,

D. California Mechanical Code,

E. California Electrical Code

F. California Fire Code

G. Title 16.52 Sunnyvale Municipal Code

H. Title 16.53 Sunnyvale Municipal Code

I. Title 16.54 Sunnyvale Municipal Code

J. Title 19 California Code of Regulations

**Guidelines and Best Management Practices**

A. Storm Water Quality Best Management Practices Guidelines Manual 2007

B. Sunnyvale Citywide Design Guidelines

C. Sunnyvale Industrial Guidelines

D. Sunnyvale Single-Family Design Techniques

E. Sunnyvale Eichler Guidelines

F. Blueprint for a Clean Bay

G. SCVWD Guidelines and Standards for Land Use Near Streams

H. The United States Secretary of the Interior 's Guidelines for Rehabilitation

I. Criteria of the National Register of Historic Places

**Additional Project References:**

A. Project Description

B. Sunnyvale Project Environmental Information Form

C. Project Development Plans dated 5/11/12

**Other:**

# TENANT IMPROVEMENTS

255 SAN GERONIMO WAY, SUNNYVALE, CALIFORNIA

## ISSUE FOR CONDITIONAL USE PERMIT, MAY 11, 2012

**YADAV DESIGN GROUP**  
 4231 Business Center Dr.  
 Suite 9, Fremont, CA 94538  
 Phone: 510-870-2340  
 Fax: 510-870-0433  
 www.yadavgroup.com

### INDEX OF DRAWINGS

#### ARCHITECTURE

- A-1.0 COVER SHEET/ SITE PLAN
- A-1.1 EXISTING PICTURES
- A-2.0 EXISTING PLAN
- A-2.1 PROPOSED PLAN
- A-2.2 EXISTING PLAN

#### PROJECT DIRECTORY

**ARCHITECT:**  
 YADAV DESIGN GROUP  
 ATTN: RAJ YADAV  
 4231 BUSINESS CENTER DR.  
 SUITE 9 FREMONT, CA 94538  
 PHONE: 510-870-2340  
 FAX: 510-438-0433

**OWNER:**  
 SRI SAJ DARGAR  
 ATTN: ASHOK KUMAR  
 10639 MAPLE WOOD RD., #D  
 CUPERTINO, CA 95104

#### PROJECT DATA

APN: 205-32-003  
 SITE AREA: (E) 1.5099 ACRES  
 BUILDING AREA: (E) 65,773 SF  
 AREA OF THIS IMPROVEMENT: (C) 20,000 SF  
 BUILDING COVERAGE: (E) 30 %  
 PARKING PROVIDED: (E) 121 +3 (N) STANDARD STALLS  
 (E) 5 HANDICAP STALLS

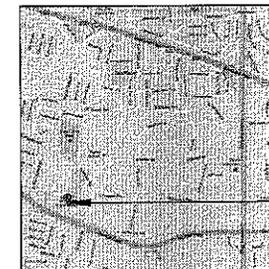
IMPERVIOUS AREA: (E) 39,600 SF  
 IMPERVIOUS AREA COVERAGE: 80 % (E)  
 LANDSCAPE AREA: (E) 6,173 SF  
 LANDSCAPING COVERAGE: 10 % (E)  
 TYPE OF CONSTRUCTION: II B  
 OCCUPANCY: A3/A2/B  
 FIRE SPRINKLER SYSTEM: EXISTING - 100% - AUTOMATIC

PROJECT SHALL COMPLY WITH THE FOLLOWING:  
 2010 CALIFORNIA BUILDING CODE  
 2010 CALIFORNIA MECHANICAL CODE  
 2010 CALIFORNIA PLUMBING CODE  
 2010 CALIFORNIA ELECTRICAL CODE  
 2010 CALIFORNIA FIRE CODE  
 2010 CECS  
 APPLICABLE STATE AND LOCAL CODES & ORDINANCES.

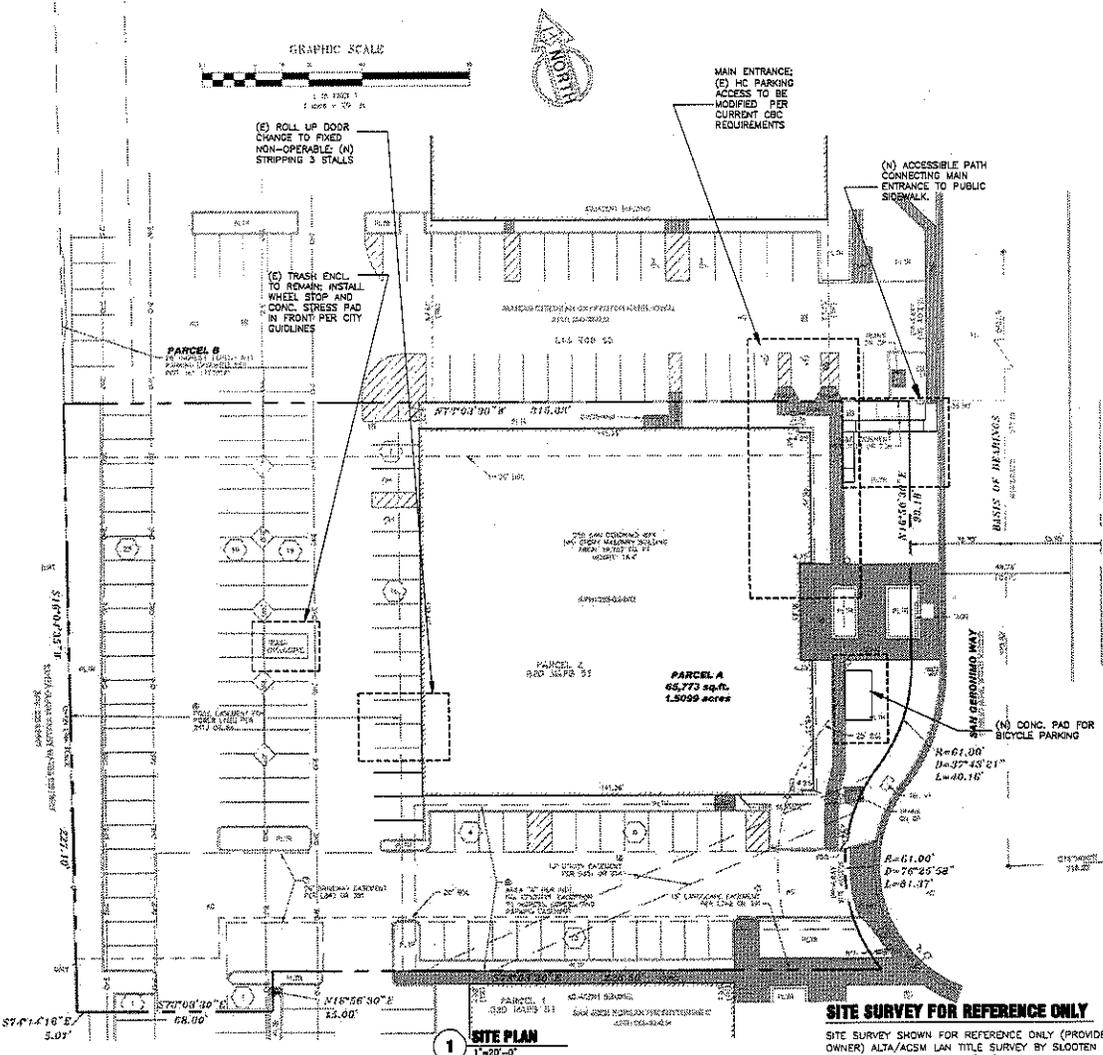
#### SCOPE OF WORK

INTERIOR ALTERATION: REMOVE EXISTING WALLS & INSTALL NEW WALLS AND DOORS. RELOCATE LIGHT FIXTURES AND SUPPLY AND RETURNS AS NEEDED.  
 EXTERIOR SCOPE: HC PARKING, HC ACCESS TO THE BUILDING INCLUDING HC ACCESS TO PUBLIC SIDEWALK. RELOCATED (E) BACKFLOW PREVENTOR INSIDE PROPERTY LINE.

#### VICINITY MAP



255 SAN GERONIMO WAY



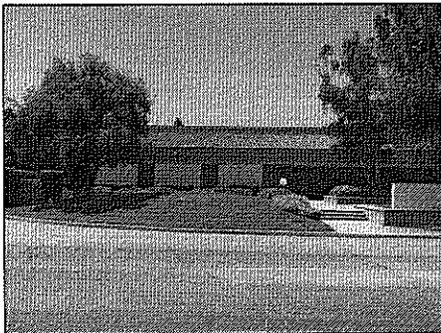
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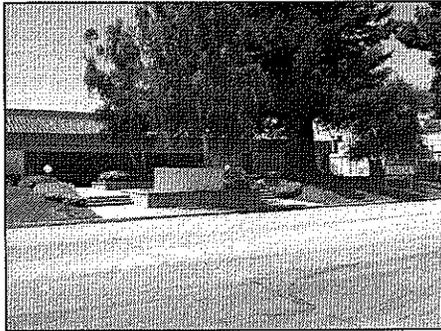
CONDITIONAL USE PERMIT

TENANT IMPROVEMENTS

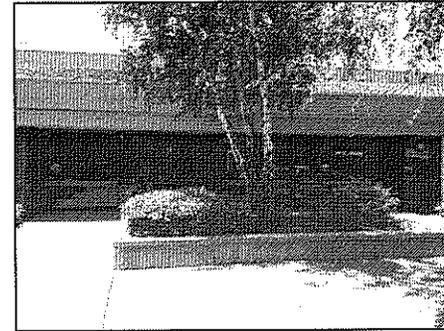
ATTACHMENT D  
 Page 1 of 5



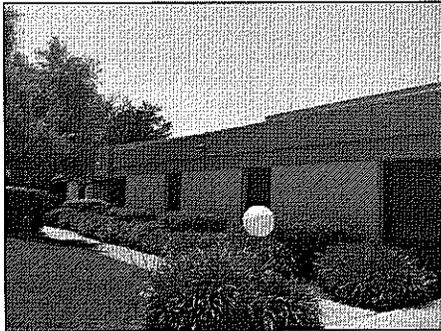
FRONT ELEVATION 1



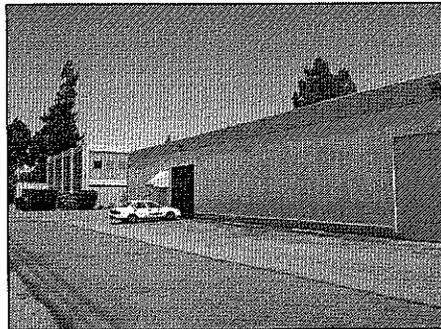
FRONT ELEVATION 2



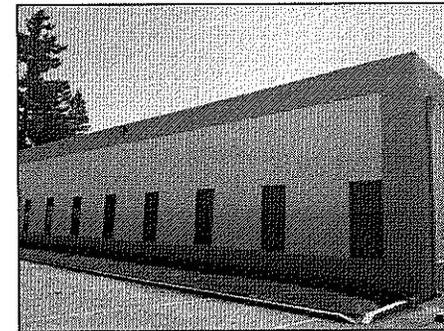
FRONT ELEVATION 3



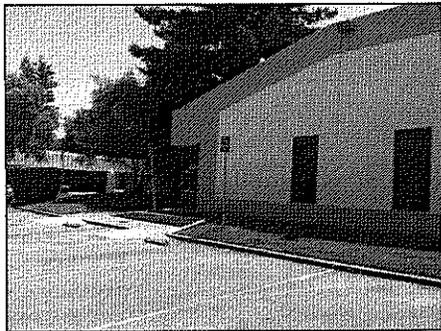
FRONT ELEVATION 4



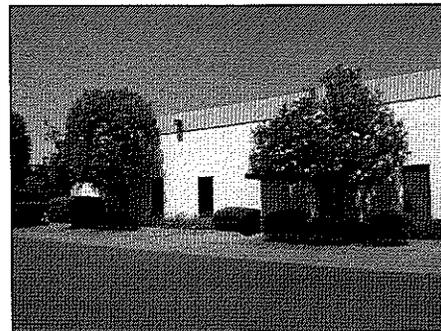
REAR SIDE ELEVATION



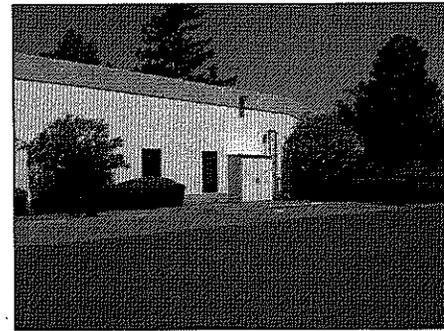
RIGHT SIDE ELEVATION 1



RIGHT SIDE ELEVATION 2



LEFT SIDE ELEVATION 1



LEFT SIDE ELEVATION 2

**YADAV DESIGN GROUP**  
 421 Orange Grove Dr.  
 Suite 10, Fremont, CA 94538  
 (925) 436-0000  
 www.yadavdesign.com



CONDITIONAL LINE PRINT

TENANT IMPROVEMENTS

**LEGEND:**



**GENERAL NOTES**

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION.
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
4. DIMENSIONS ARE TO FACE OF FINISH WALL/CURB OR CENTERLINE OF EXISTING STRUCTURAL COLUMNS UNLESS OTHERWISE NOTED.
5. AT EXISTING OPENINGS TO BE FILLED OR WHERE INTERIOR WINDOWS HAVE BEEN REMOVED, ALIGN FACE OF NEW INT'L DYPHUM BOARD PARTITIONS WITH FACE OF EXISTING DYPHUM BOARD PARTITIONS UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR INSTALLATION.
7. PROTECT ALL INTERIOR AND EXTERIOR BUILDING ELEMENTS TO REMAIN.
8. PROVIDE CONTIGUOUS BACKING FOR ITEMS TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: MIRRORS, SHELVIC FLOOR AND MOUNTED CABINETS, AND ANY OTHER ITEMS REQUIRING ATTACHMENT DIRECTLY TO PARTITIONS.

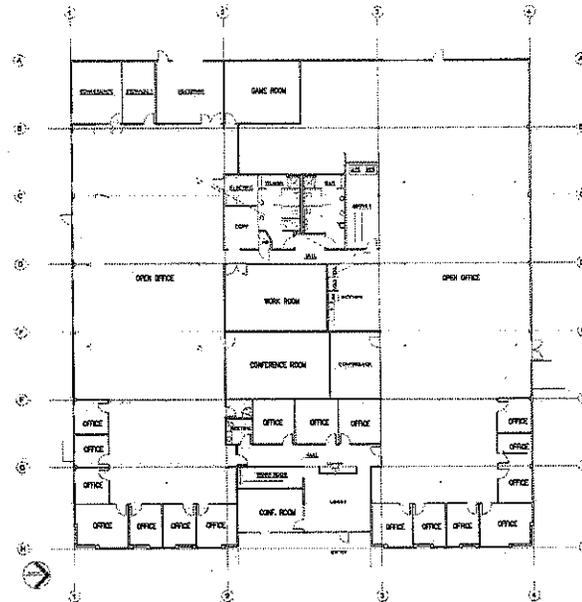
CONTACT OWNER FOR DESCRIPTION OF OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT.



CONDITIONAL USE PERMIT

TENANT IMPROVEMENTS

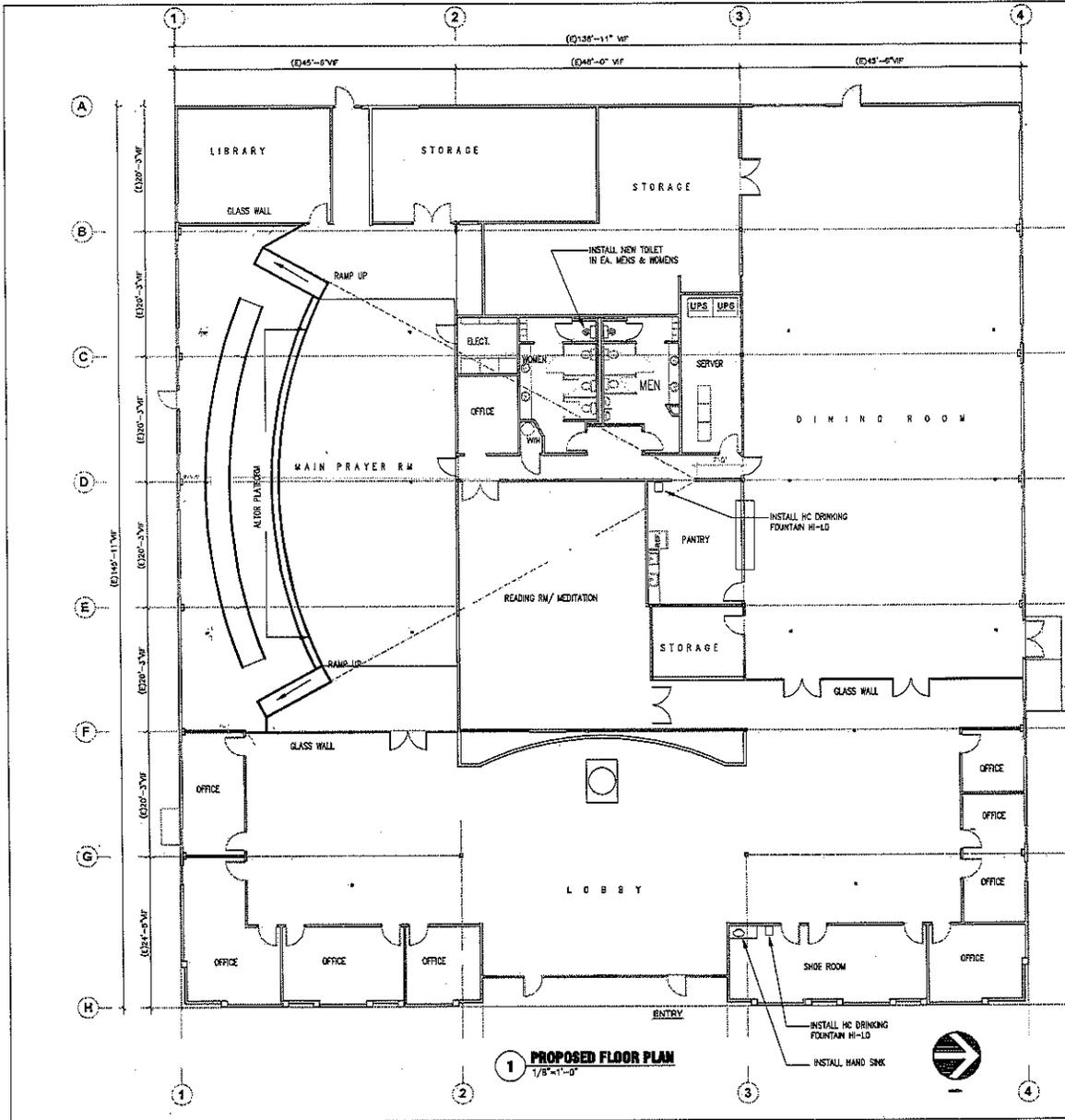
DATE: 08/28/2013



**1 EXISTING FLOOR PLAN**  
1/16"=1'-0"



ATTACHMENT D  
Page 3 of 5



**CODE ANALYSIS—ALLOWABLE AREA**

**Code Analysis**

**Assembly Occupancies**

Per CBC 902.1 Main Prayer Room, and Meditation Room and classified as A2 occupancy group.

Dining Room is classified as A2 occupancy group.

The remaining areas are ancillary to the main prayer room comprising of admin. Offices and some storage rooms.

**Construction Type and Fire Resistive Substitution**

Existing Building is Type III Single Story with 20,000 of gross building area.

Per CBC 602.2 Type II construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

**Allowable Building Height Based on Occupancy**

Height limit for an assembly building for Type III construction per table 503 is 55'. Actual building height is 20'.

**Allowable Area Based on Occupancy**

Area limits for an one-story building for Type III construction as table 503 are:

- A2 8,500sf
- A3 9,500sf

**Allowable Area Increases**

Per CBC 506.2 fire frame increased can be used since the building has more than 25 percent of perimeter on a public way or open space with a minimum of 30 feet.

**Building Perimeter**

Per Section 506.2 fire frame increased can be used since the building has more than 25 percent of perimeter on a public way or open space with a minimum of 30 feet.

$$\begin{aligned} \text{Area Increase due to frame} &= (P/P - 25)W/30 \\ &= (45/45 - 25)20/30 \\ &= 75 \end{aligned}$$

Since building perimeter P is same as entire building perimeter P. Width W is 30 since weighted average width is 30 or more on all four sides.

**Autonomous Sprinkler System**

Per Section 506.3 automatic sprinkler system increase will allow for 300 percent increase for single story building.

**Allowable Area Increase**

Per Section 506.3.1 equation 5-1 the area limited by Table 503 can be increased as follows:

$$\text{Allowable Area Increase per story} = (A_1 + (A_2 \times I_2) + (A_3 \times I_3))$$

A2 & A3 Occupancy

$$A_1 = 5,200 \text{sf each for A2 \& A3 occupancy}$$

$$I_2 = 35$$

$$I_3 = 3$$

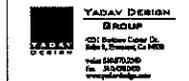
$$\begin{aligned} \text{Allowable Area per story for A2 \& A3} &= (5,200 + (5,200 \times 35) + (5,200 \times 3)) \\ &= (5,200 + 182,000 + 15,600) \\ &= 192,800 \text{sf} \end{aligned}$$

Allowable Floor Area of Mixed Occupancy - non separated

Per CBC 506.3 buildings on portions of buildings that comply with the provisions of this section shall qualify as non-separated occupancies.

Allowable building area of the building or portion thereof as based on most restrictive allowances (A2 & A3) for occupancy group.

Actual Area Proposed	Allowable Area:
A5 - 3,000	45,225
A2 - 4,900	45,225



**GENERAL NOTES**

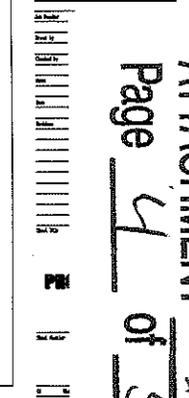
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**CONDITIONAL USE PERMIT**

**TENANT IMPROVEMENTS**

225 GERRING WAY  
SANTA ANA, CALIFORNIA



**ATTACHMENT**  
 Page 4 of 5  
 D



Date: May 14, 2012

Project Review Committee (PRC)  
Attn. Ms Noren Caliva, Assoc Planner  
Planning Division  
City of Sunnyvale, Ca

**Project:** 2012-7141  
**PRC Date:** 03/12/12  
**Address:** 255 San Geronimo Way  
**Description:** Use Permit to allow a community serving religious and educational facility (Shirdi Sai Darbar) in a 20,000 sq.ft. building on an MS/POA site.

**Sub: Proposed Parking management; Detail of activities and usage of areas**

Dear Madam/ Sir,

Shirdi Sai Darbar (applicant) has prepared a detailed use matrix and parking management plan in response to Planning comment #7 and #8 as described below.

#### **Detail of activities and usage of areas**

The building is proposed to be used as a religious facility by devotees of Shirdi Sai Baba. The timings of various uses are staggered so that all spaces are not used concurrently and there is no additional parking requirement from other spaces.

The flow of devotees is as follows:

1. Entrance lobby
2. Shoe room (to remove shoes as shoes are not allowed in the prayer room)
3. Main prayer room
4. Dining room
5. Shoe room and exit

The Main prayer room and dining room will be used by the same people and not at the same time. It is a linear movement through the facility.

The Meditation room is for quiet contemplation. Everyone coming to the temple first goes to the Main prayer room and then to any other area. Very few people will be using the meditation room and the same would have been counted in Main prayer room.

Offices and library are used on as needed basis.

#### **Use and Parking Requirement Matrix for Peak Usage**

Available parking spaces allocated to building = 101  
Shared parking with Iranian Church (Mon-Fri) = 20 (We will be requesting to add Saturday)  
Parking easement to Iranian church (Sunday 9am – 1pm) 101 spaces. *Shirdi Sai Darbar does not have any services scheduled at this time.*

The peak usage of the building is on Thursdays and Saturdays. We have used the following spaces for occupancy and parking calculations:

1. Main Prayer Room – 1 parking space per 21sf
2. Dining room will be used after the prayers by the same people from Main prayer room so no additional parking will be required for this.
3. Meditation room is for quiet contemplation by a very few people who are the same as have used Main prayer room so no additional parking will be required for this.
4. All other spaces – 1 parking space per 400sf.

Based on the above assumptions our maximum parking requirement is 92 which is well below the available parking. See Usage/ Parking matrix below.

**Peak Usage**

Day	Timing	Parking Requirement
Thursday	6am - 9:30pm	92
	6am - 9:30pm	92
Saturday	6am - 9am	92
Sunday*	3pm - 9:30pm	92

\*There is a parking agreement with adjacent Iranian Church and so our temple will be closed during their peak usage timing.

**Off Peak Usage**

Day	Timing	Parking Requirement
Monday, Tuesday, Wednesday, Friday	6am - 9am	31
	12pm - 2pm	31
	5pm - 9pm	31

In addition we have provided below a schedule of activities and proposed schedule for different areas of the building.

Rooms	Activity	Days of the Week	Hours	Frequency	Max Number of Devotees/Volunteers
Main Prayer Rm	Regular Worship services	7 days in a week	(Mon, Tues, Wed and Fri) 6am – 9:00 am 12pm -2pm 5 pm – 9pm  Thursday* 6am – 9:30pm	Year-Round	Weekdays 1-2 Volunteers 20-30 Devotees  Thursday* 2-5 Volunteers 70-100 Devotees

			Saturday* 6am – 9:30pm  Sunday 6am – 9:00 am 3pm – 9.30pm		Saturday* 2-5 Volunteers 50-70 Devotees  Sunday 2-5 Volunteers 50-70 Devotees
Library	Reading	7 days in a week	(Mon,Tues,Wed and Fri) 5 pm – 9pm  Thursday* 12 pm – 9:30pm  Saturday* 12 pm – 9:30pm  Sunday 3pm – 9.30pm	Year-Round	Weekdays 2-5 Devotees  Thursday* 1 Volunteers 5-7 Devotees  Saturday* 1 Volunteers 5-7 Devotees  Sunday 1 Volunteers 5-7 Devotees
Meditation/Reading Room	Meditation (solitary/quiet)	7 days in a week	(Mon,Tues,Wed and Fri) 6am – 9:00 am 12pm -2pm 5 pm – 9pm  Thursday* 6am – 9:30pm  Saturday* 6am – 9:30pm  Sunday 6am – 9:00 am 3pm – 9.30pm	Year-Round	Weekdays 1 Volunteer 1-2 Devotees  Thursday* 1-2 Volunteers 2-4 Devotees  Saturday* 1-2 Volunteers 2-4 Devotees  Sunday 1 Volunteer 1-2 Devotees
Offices	Administrative activity	7 days in a week	All Days 6PM -9PM	Year-Round	1-5 Volunteer
Dining Area	Prasad Distribution	7 days in a week	(Mon,Tues,Wed and Fri) 6am – 9:00 am 12pm -2pm 5 pm – 9pm  Thursday* 6am – 9:30pm  Saturday* 6am – 9:30pm  Sunday 6am – 9:00 am 3pm – 9.30pm	Year-Round	Weekdays 1-2 Volunteers 5-15 Devotees  Thursday* 1-2 Volunteers 10-20 Devotees  Saturday* 1-2 Volunteers 10-20 Devotees  Sunday 1-2 Volunteers 10-20 Devotees

*\*On Thursday and Saturday Peak crowd will be 5PM to 8PM*

We have also developed a proposed Transportation Management program.

### **Shirdi Sai Darbar Transportation Demand Management Program**

Shirdi Sai Darbar will implement a Transportation Demand Management Plan (TDM) to encourage bicycle and transit use to and from the site located at 255 San Geronimo Wy Sunnyvale, CA.

### **TRANSPORTATION DEMAND MANAGEMENT**

Transportation Demand Management (TDM) refers to strategies to change travel behavior in order to increase transport system efficiency and achieve specific objectives such as reduced traffic congestion, road and parking cost savings, increase safety, improved mobility for non-drivers, energy conservation and pollution emission reductions.

The following TDM measures will be implemented by Shirdi Sai Darbar

#### ***Promote Transit***

*We will provide transit system maps (Light Rail Station/Bus Transit), route schedules and other transportation information to our devotees.*

#### ***Carpool/Ridesharing***

*We will request our devotees to car pool to our facility. We will encourage them to do the same on Thursdays, weekends and for special events days when we expect higher attendance.*

#### ***Walk/Bike***

*If feasible, we will encourage walking or biking to our facility. Santa Clara Valley Transportation Authority (VTA) and City of Sunnyvale Bicycle maps will be available to our devotees.*

### **IMPLEMENTATION**

*We will encourage our devotees to use one of the above mentioned alternative programs for commuting. We will take a survey to see how effective above mentioned programs are. We will implement the programs as soon as we start operating from 255 San Geronimo Wy Sunnyvale CA. We will take the survey 6 months after we start our operations. Should we exceed our parking requirements, we will look to implement more TDM measures such as shuttle service, more outreach and/or incentives to our devotees.*

#### **Main Events: Contract Private Shuttle Services will be provided by Shirdi Sai Darbar**

For All Main Events and Hindu Festivals Every Year, Contracted Private Shuttle Services will be used to ease the Parking Demand .The Contracted Shuttle Services Will use Public parking Lots, such as Park-N-Ride, VTA Light Rail, Bart Parking Lots for Staging Purposes. Several Staging Areas have been identified per the table below.

List of Main events and Hindu festivals: approximate dates are given because the dates are based on lunar calendar and change slightly every year.

New Years Day – Jan 1<sup>st</sup>  
 Ramanavami – late March/early April  
 Shirdi Sai Baba Pranaprastha – Mid June  
 Guru Purnima – Mid July  
 Dussehra Mahasamadhi – mid Oct

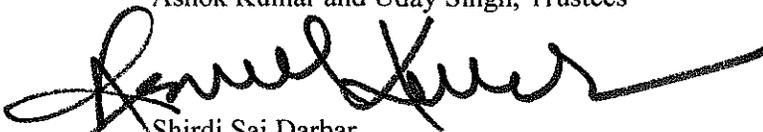
At the main events we will make sure that the maximum number of people does not exceed 372 which is the occupant load of the Main Prayer Room. If more people come we will have an event management program in place and people will only be allowed to enter in stages.

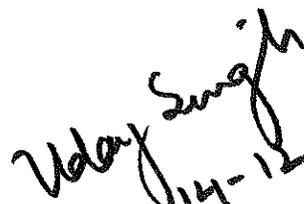
Park N Ride Location	Distance to 255 San Geronimo Wy	Transit system use	Number of seats Available
Sunnyvale Caltrain station	0.9 Miles	VTA, CT	489
Lawrence Caltrain station at San Zeno Way, Sunnyvale	1.1 miles	VTA, CT	122

Santa Clara Valley Transportation Authority (VTA)  
*Bus and Light Rail Information*  
[www.vta.org](http://www.vta.org)  
 (408) 321-2300  
 Metropolitan Transportation Commission  
 Regional Rideshare Program  
*Traffic, Transit, Carpool, Bicycling information*  
[www.511.org](http://www.511.org) or telephone dial "51"

Sincerely,

Ashok Kumar and Uday Singh, Trustees

  
 Shirdi Sai Darbar

  
 05-14-12

Date: May 14, 2012

Project Review Committee (PRC)  
Attn Ms Noren Caliva, Assoc Planner  
Planning Division  
City of Sunnyvale, Ca

**Project:** 2012-7141

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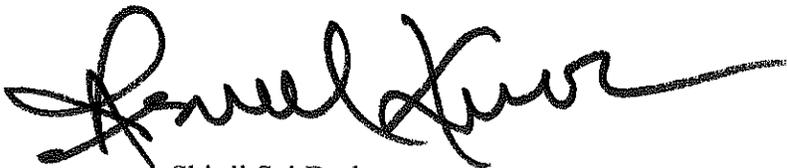
**Sub:** **Acknowledgement Letter for locating within an industrial area**

Dear Madam/ Sir,

Shirdi Sai Darbar (applicant) acknowledges that we are locating within an industrial area that may result in higher level of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.

Sincerely,

Ashok Kumar and Uday Singh, Trustees



Shirdi Sai Darbar

