



855 E. Homestead Road PLNG-2025-0206

Wendy Lao, Associate Planner
Planning Commission, January 12, 2026

Overview

Required Permits

- **Special Development Permit (SDP)**
Construction of a two-story building in Office/Planned Development zoning district for a childcare center



Neighborhood Context

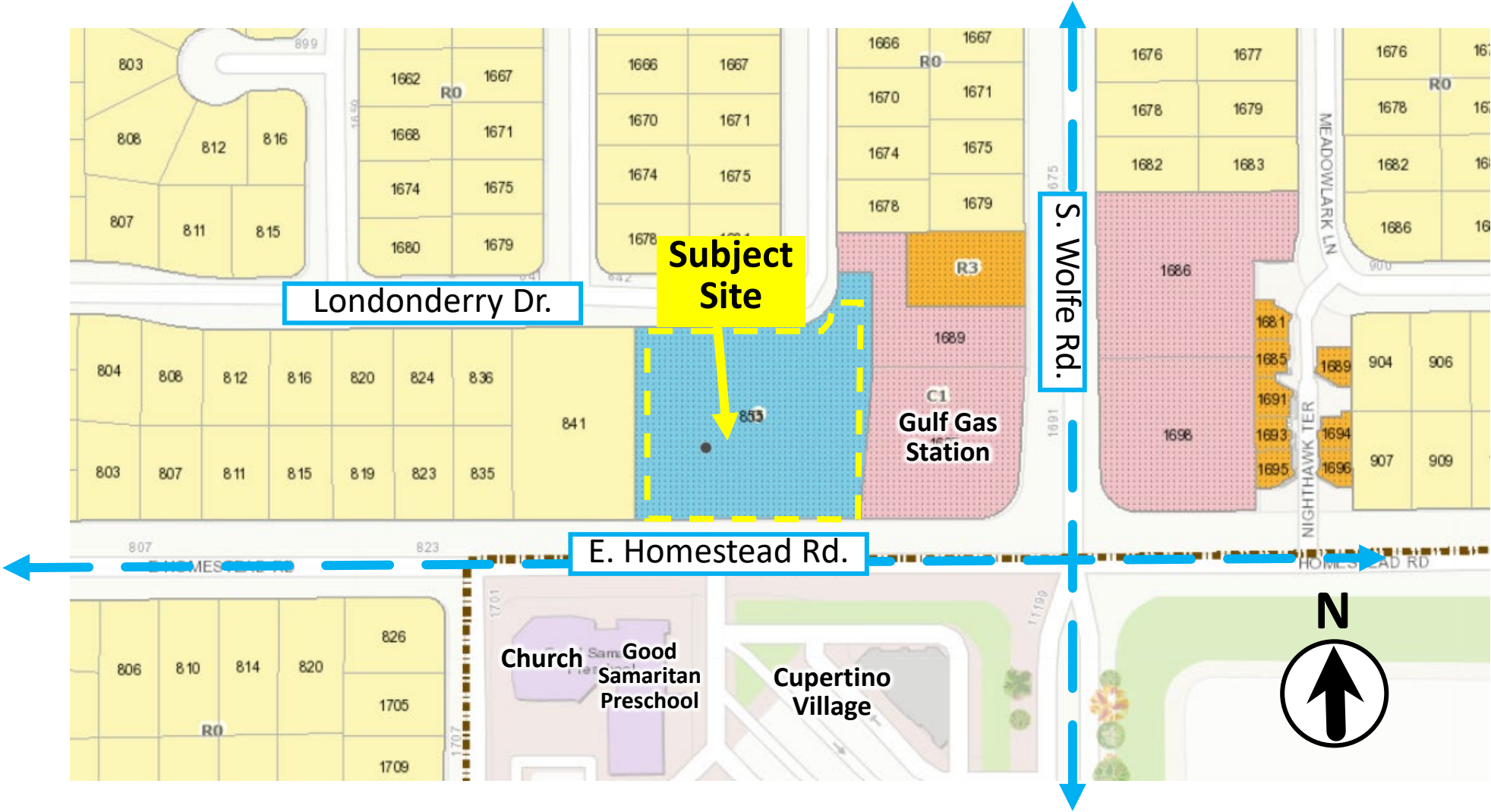


Existing Site – Background

- **Site Area:**
48,179 SF
(1.106 Acre)
- **Site History:**
Built – 1972;
vacant since June 2023
- **Zoning:**
O/PD (Office / Planned
Development)



Zoning Map



Project Description

- **Building:** 15,980 s.f. 2-story building
 - 12 indoor classrooms
 - 3 outdoor playgrounds
 - 48 parking spaces
- **Children:** 192 children, age 0 weeks to 4 years
- **27 employees:** 24 teachers and 3 staff
- **Standard Hours of Operation:** Mon-Fri, 6:00 am – 6:30 pm

Operations

- **Drop-off hours:** 6:00 – 9:30 am (peak: 7:30 – 8:30 am)
- **Pick-up hours:** 3:30 – 6:30 pm (peak: 4:30 – 5:30 pm)
- **Avg. parent visit duration:** approx. 8 minutes

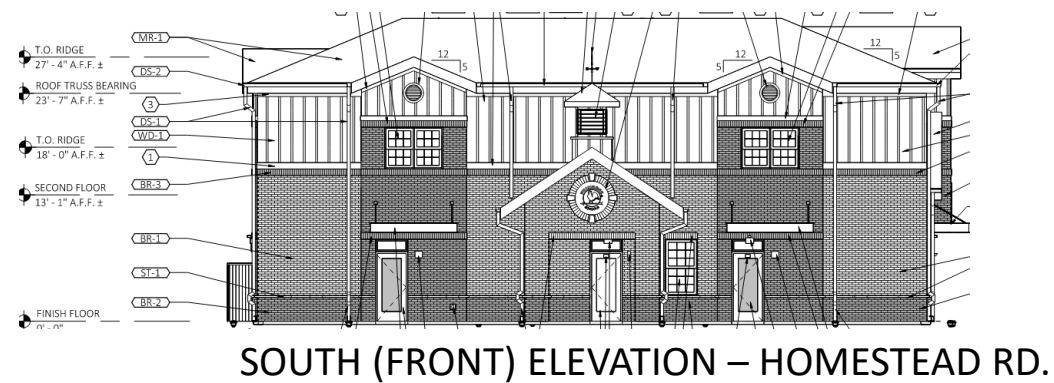
Outdoor Playground Schedule

- Generally 10 – 11:45 am and 3 – 5 pm
- Groups staggered, reducing number of children outdoors at one time

City of Sunnyvale – 855 E. Homestead Road – January 2026



Elevations



Renderings



View from Homestead Rd.

Renderings



View from Londonderry Dr.

Renderings



View from Southwest

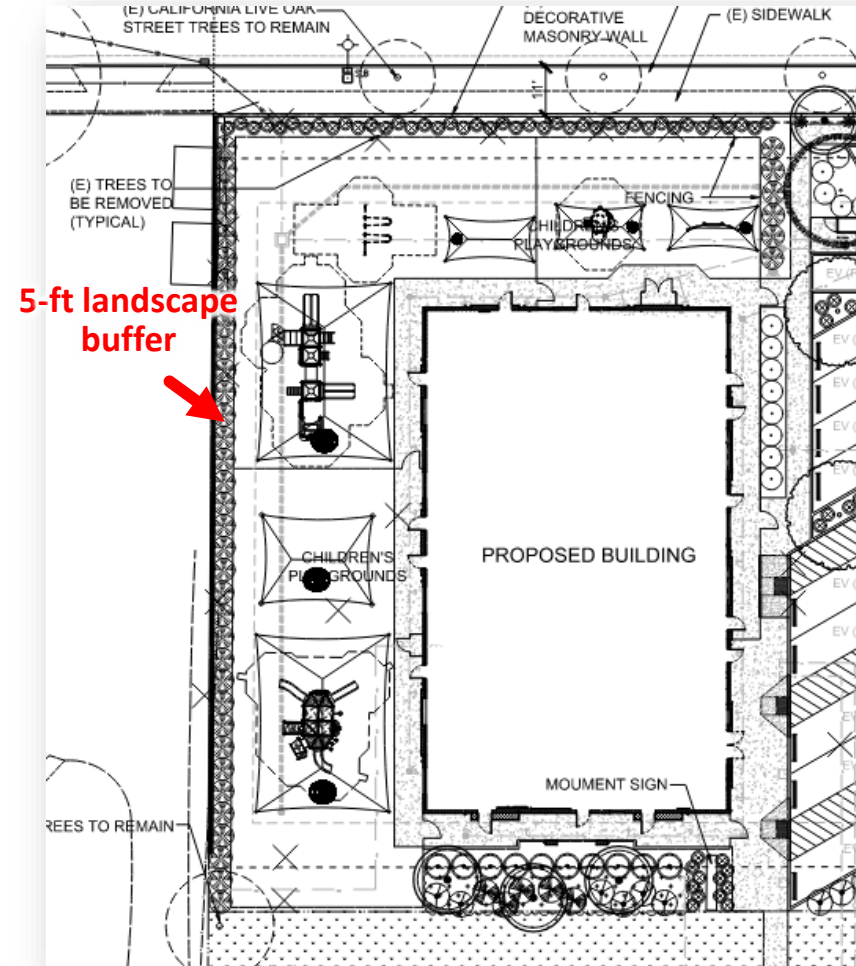


View from Southeast

Requested Deviation

Office/Planned Development

	Required	Proposed
Landscape Buffer Size	10'-0"	5'-0"
Landscape Buffer Plantings	Trees and Shrubs	Shrubs only



SB 131 – CEQA Reform (2025)

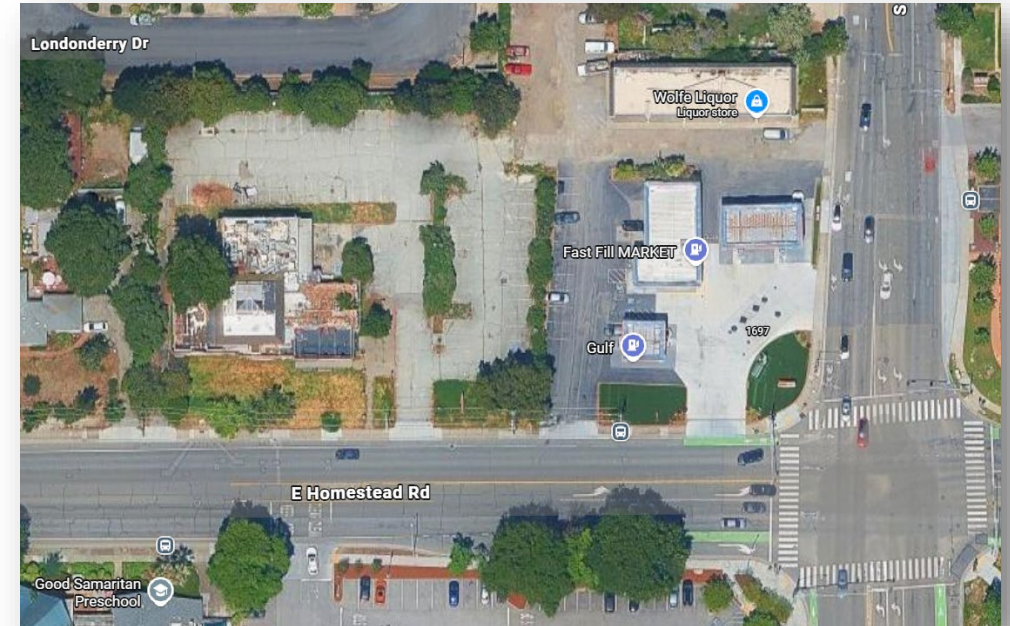
Enacted June 30, 2025; effective immediately

Eligibility for CEQA (Statutory) Exemption:

- ☒ Project is an exclusive day care center
- ☒ Project is not located in a residential area. The site is zoned O/PD (Office / Planned Development).
- ☒ Project is not located in a natural or protected land

Community Outreach Meeting

- December 12, 2025, virtual
- 3 members of the public in attendance
- Public comments:
 - ◆ Support for project
 - ◆ Concerns:
 - Maintain landscaping
 - Paint existing sound wall on Londonderry Drive
 - East bound vehicles exiting parking lot to turn left – requested center median in road
 - Reduce speed limit on Homestead Road to 35 MPH



Feedback Requested:

1. Building Design
2. Deviation Requested
3. Operations Plan



Questions & Feedback

Thank you