



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0619, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2015-7252

Location: 562 Britton Avenue (APN: 205-20-001)

Applicant / Owner: Milburn Architecture and The Kings Academy / Fremont Union H S D

Proposed Project:

USE PERMIT to allow addition of four modular class rooms (for a total of 3,840 square feet.).

Reason for Permit: A Use Permit is required for private school facilities in a PF (Public Facilities) Zoning District.

Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Issues: None

Recommendation: Approve with conditions

PROJECT DESCRIPTION

	Existing	Proposed
General Plan	School	Same
Zoning District:	PF	Same
Use:	Private School	Same
Parking:	587 total for site 368 for TKA	Same
Classrooms	69	73

Previous Planning Projects related to Subject Application: • 2014-7629 MPP to allow change in parking and circulation at the former Sunnyvale High School site. Approved 8/18/2014 • 2013-7954 MPP to enlarge mezzanine for storage purposes. Approved 11/19/2013 • 2013-7310 Use Permit to allow addition of two modular classrooms. Zoning Administrator Approved 5/29/2013. • 2012-7093 Use Permit to allow the addition of two modular classrooms. Zoning Administrator Approved 5/30/12. • 2009-0497 Use Permit to allow improvements to the existing athletic field. Planning Commission Approved 8/10/09 • 2002-0183 MPP to allow the addition of six classrooms at King's Academy. Staff Approved 5/07/04. • 1994-0002 Use Permit to allow daycare, church and private school. Planning Commission Approved 2/28/94.	Yes
Neighborhood Preservation Complaint(s)	No
Deviations from Standard Zoning Requirements	No

The proposed project includes the addition of four new modular buildings. These modular buildings are similar to those added at the site in 2012 and 2013. Each modular classroom is 24 X40 feet in size with 960 square feet of floor area. The proposal with 4 such classrooms results in a total of 3,840 square feet of additional floor area (Attachment 5 - Project Plans). The project site is currently paved and the addition of the classrooms will not remove landscaping or parking areas. The applicant notes that this additional floor area is not directly associated with an increase in their student population but will provide their current staff with office area and an enlarged activity area (Attachment 3 - Letter from Applicant)

Background: The former public high school site has been used as a multi-tenant private school site since 1994, which was preceded by an office and training center for Westinghouse from 1982. Three educational institutions currently occupy the site: Rainbow Montessori Preschool, Children's Creative Learning Center (CCLC) and The King's Academy (TKA).

The King's Academy has had several Use Permits related to the addition of floor area. During review of Use Permit UP 2012-7093 for two additional modular classrooms the City expressed concern about incremental additions to the site that could result in possible long-term traffic impacts. Therefore, for subsequent Use Permits the City established a peak hour trip baseline to track the school's cumulative trip count. It was determined that once TKA reached a threshold of 100 additional peak hour trips additional traffic analysis would be required. The Condition of Approval for that permit notes that when 100 peak hour trips are reached, the school will be required to provide a Transportation Impact Analysis (TIA). That project was estimated to result in 26 AM peak hour trips.

The following year, Use Permit 2013-7310 (to allow addition of two more TKA modular classrooms) resulted in an addition of 22 trips for a total of 48 peak hour trips over the baseline. Approval of the 2013 permit by the City also stipulated that the baseline would apply to any subsequent additions resulting in a student population increase on the site and will be effective for five years following the approval date of the 2012 Use Permit, which is May 30, 2017. The proposed Use Permit is within that five-year period.

Use Description: The portion of the former public high school site occupied by The King's Academy Junior High and High School, includes buildings, modular buildings, a gymnasium, outdoor play areas and parking areas. The proposed project will add new modular buildings with a total of 3,840 square feet of floor area. The applicant notes that the additional square footage requested is for additional staff offices and club activity areas and is not associated with additional student enrollment. The new modular buildings will be located within an existing paved area adjacent to the previously approved modular classrooms installed in 2012 and 2013. No parking or landscaping will be removed as part of this project.

Architecture: The architecture of the proposed modular buildings is typical of modular buildings with flat roof and wood siding. The module is about 12 feet tall measured from the finished grade and is served by a ramp leading to the entrance door. These modules are similar to those that have been added to the site in the recent past.

Parking: The site currently provides 587 parking spaces shared between the three private schools. Based on current requirements and site uses, including the new classrooms, a total of 465 parking spaces would be required for the site. The Kings Academy (not counting the gymnasium, theater, and

fields) requires a total of 248 parking spaces where 368 parking spaces are available. Therefore, the project complies with the minimum-parking requirement.

Traffic & On-site Circulation: Staff notes that although the new modular classrooms are not associated with increased student or staff population, it is subject to generation of peak hour trip count, and is expected to result in 14 additional peak hour trips. This trip generation increases the peak hour trip for the TKA site to 62 trips above the baseline which is still below the 100 peak hour trip threshold established in 2012. The City's current requirement is that regardless of the baseline, any future additional space or increase in enrollment will trigger the need for a Traffic Impact Assessment (TIA) (Condition of Approval GC-5)

Neighborhood Impacts / Compatibility: The proposed project occurs within a large school site and would not have direct detrimental impact on the neighborhood. As noted by the applicant, and in the Conditions of Approval, the additional floor area is not associated with increased student population and would not result in additional vehicle trips.

Public Contact: 263 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made. Staff is able to make the findings as noted below.

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

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

The proposed addition provides additional space for an existing school in the City. The school is located within a Public Facility zone and provides additional educational opportunity to Sunnyvale residents.

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

The proposed classrooms will be consistent with the other modular buildings located on the site. The Conditions of Approval will ensure that this addition will occur in a manner that enhances the site and reduces development impact on the neighboring properties.

ALTERNATIVES

1. Approve the Use Permit with recommended Conditions of Approval in Attachment 2.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment 2.

Prepared by: Shétal Divatia, Senior Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Conditions of Approval
3. Letter from the Applicant
4. Use Permit 2013-7310
5. Site and Architectural Plans