



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0528, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2016-7440

Location: 593 Central Avenue (APN 209-32-040)

Applicant / Owner: Helio School (applicant) / Roman Catholic Welfare Corporation of San Jose (owner)

Proposed Project:

USE PERMIT: to allow installation of a new 960 square foot modular multi-purpose building and associated site improvements to the Helio School Facility.

Reason for Permit: A Use Permit is required for modifications to the educational facility.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Issues: Parking

Recommendation: Approve with conditions

BACKGROUND

	Existing/Approved	Proposed
General Plan Designation	Schools	Same
Zoning	Public Facility	Same
Lot Size	171,452 (3.93 Acres)	Same
Building Square footage	36,112	37,072
Parking	76	Same

Previous Planning Projects related to Subject Application:	Yes
Neighborhood Preservation Complaint	No
Deviations from Standard Zoning Requirements	No

Permit History

St. Martin Parish School (now operated by Helio School) has been in operation at this location since 1954. A Use Permit (UP 7913) was granted in June, 1993 by the Zoning Administrator to legalize the church and school use, as well as an expansion of the existing private school. A subsequent Use Permit (1999-0690) was granted in June, 1999 to allow for a 6,210-square foot addition to the Parish Center building. In June, 2001, a Miscellaneous Plan Permit (MPP No. 2001-0424) was approved for a time extension for the addition to the parish building that was approved in 1999.

Existing Conditions

The project is located on a 3.93-acre site located at the northwest corner of the intersection at Central Avenue and Old San Francisco Road. The project site is developed with multiple buildings including:

- 9,802 square foot Parish Center
- 17,200 square foot School Building
- 9,110 square foot Parish Hall

The site provides approximated 124,700 square feet of open field space, a 37,200-square foot black top area that is utilized as outdoor play area when school is in session and a pick-up and drop-off zone during the morning and afternoons, and auxiliary parking for when the Parish Hall and St. Martin's Church is in operation during the evenings and weekends.

Currently, Helios School serves 136 students from kindergarten to 8th grade and employs 17 teachers and 7 administrative staff members. The school operates Monday through Friday between the hours of 8:00 AM to 3:00 PM. The Parish Center also operates five days a week between the hours of 8:00AM to 5:00PM. The Parish Hall is auxiliary space that is sometimes shared by St. Martin's Church and Helios School. Helios School would use the space primarily for assemblies and meeting space for parents and teachers during the afterschool hours and evenings.

Site Circulation

There are four driveways that serve the project site. Two are located on Central Avenue; one driveway is accessed from Old San Francisco Road and the fourth driveway is a one-way driveway that exits onto Kenny Court and is only utilized by cars exiting the pick-up and drop-off zone. There are two parking areas that provide a total of 76 parking spaces. Pedestrian circulation is provided by public sidewalks along Central Avenue and Old San Francisco Road as well as internal walkways that connect buildings and activity areas.

PROJECT DESCRIPTION

The project proposes to install a 960-square foot modular building that will be used as a multi-purpose room for the Helios School facility. The multi-purpose room would be used as a library for the students and as additional meeting space staff. The proposed building would be situated near the northeast portion of the project site. As proposed, the building is located at the edge of the parking lot pavement. Staff recommends a condition that requires the building be setback 3 to 4-feet and incorporates a landscaping hedge on all sides of the building to soften the appearance of the wall and help ground the building in its surroundings (Recommended Condition No. PS-1)

The project also includes the following site modifications to comply with the City of Sunnyvale standards:

- Upgrades to an ADA ramp located at the south driveway on Central Avenue.
- Provide new concrete paving for an accessible path of travel from the public sidewalk on Central Avenue and to an existing on-site walkway, and striping a new accessible path of travel from the main school building to the proposed multi-purpose building.

- Replacement of street light bulbs with LED lights on Central Avenue.
- Relocation of an existing ground sign outside of the corner vision triangle.

Architecture

The proposed modular building measures 40-feet long and 23-feet and 10 ½-inches wide and 12 ½-feet tall. The building is constructed with duratemp vertical siding with 8-inch grooves. There is a roof beam that extends across the length of the building on all elevations that provide a decorative cornice to the relatively flat roof. Staff is recommending a condition that a tex-coat finish is applied to the building and painted to complement the main school building. A three-inch trim is provided around the windows and door. Final material and color selection shall be to the approval of the Community Development Director. (Recommended Condition No.PS-2 and 3).

Parking

Based on the site and architectural plans, the project site provides a total of 76 parking spaces. The proposed modular building will not increase the capacity of the private school considering it will be used for ancillary functions such as a student library or meeting space for staff. As such, the proposed use is not anticipated to generate more parking. Per SMC 19.43.130 a parking adjustment may be granted if there is one or more of the applicable characteristics present:

- a) There are parking agreements with off-site properties; or
- b) There is a parking management plan that includes valet parking, off-site employee parking, parking agreements, or other demand management tools; or
- c) The uses on a site have complementary peak hours; or
- d) The use is commercial in nature and is intended to serve adjacent employment centers.
- e) The use provides adequate pedestrian connections to the site from nearby properties and businesses; or
- f) The use is within one-half mile of a walk from a rail station, light rail station, or major bus stop. A major bus stop is defined as a stop where six or more buses per hour from the same or different routes stop during the peak period in core, corridor or station areas; or
- g) The proposed use has an unusual characteristic that results in less parking demand. This characteristic shall be described and limited in applicable conditions of approval for a discretionary land use permit. Land uses that are permitted by right may not apply for adjustment because of this criterion of unusual characteristics.

The project meets provisions “a” and “g” above in that parking for the proposed building is already accounted based on the parking requirements for the school use. The same students and faculty

that attend the school will be utilizing the proposed building and would not require 24 parking spaces that would be required by the parking ordinance based on the ratio of 25 spaces per 1,000 square feet of use. Furthermore, the parking is shared with the St. Martin's Church located at 590 Central Avenue which provides 83 spaces. Although the parking is considered legal, non-conforming on both campuses (church and school site), the uses operate at different peak times. The church operates mainly on the week nights and weekends, while the school operates during the daytime on the weekdays. The proposed building would not alter or add to the peak parking demand. As demonstrated in the Parking Table below, the project would not further exacerbate the legal non-conformity parking. As such, the project complies with the Sunnyvale Parking Ordinance and provides the required parking spaces.

Parking Table

Uses	Sq. Ft. / #	Required Parking Ratio	# of Spaces Required	Comment
Private Elementary School	10 classrooms	3 per classroom	30	
Parish Hall	9,110 sq. ft.	1/21 sq. ft. for seating area 1/400 sq. ft. of open space	None	Legal, Non-conforming. Per UP No. 1999-0960; no additional parking was required because it was considered an ancillary use
Parish Center Office Classroom	8,047 sq. ft. 1,755 sq. ft.	1/225 sq. ft. for office use 1/14 children + 1/staff	41	Legal, Non-conforming. Approved with UP1999-0960.
Proposed Modular Building	960	25/1000 sq. ft. of use	None	Considered ancillary use to school facility
Total number of parking spaces required				71
Total number of parking spaces provided				73

Staff recommends conditions of approval for the following:

- a) Any future conversion of the proposed multipurpose room into additional classrooms shall require a use permit approval. (Recommended Condition No. GC-8).
- b) Prior to building permit issuance, the Permittee shall submit a parking striping plan to restore the parking on the black top area to conform to the approved parking plan and to clearly delineate the pickup and drop-off zone (Recommended Condition No. PS-4).

Neighborhood Impacts / Compatibility

Staff does not anticipate a negative impact to the neighboring uses, in that it will not generate more traffic in the area or create an unsafe site circulation condition. The building will not obstruct or impede any driveways, walkways, emergency fire lanes, or remove required parking. The one-story building has a low profile and would be setback approximate 94-feet from the property line that abuts residential homes and therefore, will not likely generate any noise, visual or privacy impacts.

Public Contact: 1050 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, Section 15301 (Existing Facilities) and Class 3, Section 15303 (New Construction or Conversion of Small Structures) relieves this project from CEQA provisions.

ALTERNATIVES

1. Approve the Use Permit with recommended Conditions 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: Cindy Hom, Assistant Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Findings
3. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Parking Management Plan