



# City of Santa Clara

**Planning Commission**

**December 8, 2021**

**3700 Thomas Road**

**Use Permit**

**Public Hearing Item #2**

**PLN2021-14879**



# 3700 Thomas Road

- 0.64-acre site
- 9,352 sf two-story multi-tenant commercial building
- 33 shared parking spaces
- Located adjacent to industrial, office and commercial uses
- Nearest residential tract 1,300' to the east





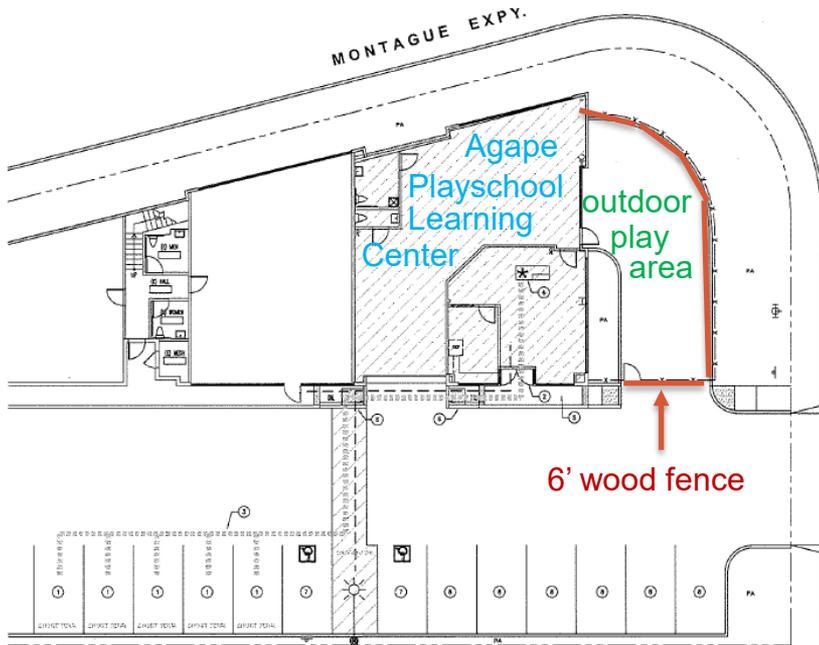
# 3700 Thomas Road

## Agape Playschool / Learning Center

- Developmentally appropriate education program for children 8 months to 5 years of age
- Monday through Friday 8:00 a.m. to 6:00 p.m.
  - Drop off 8:00 a.m. – 8:25 a.m.
  - Pick up 5:45 p.m. – 6:00 p.m.
- Up to a maximum of 30 children
- Supervised activities with 8 students per teacher and a director
- Outdoor activities consisting of two 30-minute play periods:
  - 10:00 a.m. – 11:00 a.m.
  - 2:00 p.m. – 3:00 p.m.

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## Hearing on August 25, 2021 Planning Commission



### Concerns expressed by the Commission

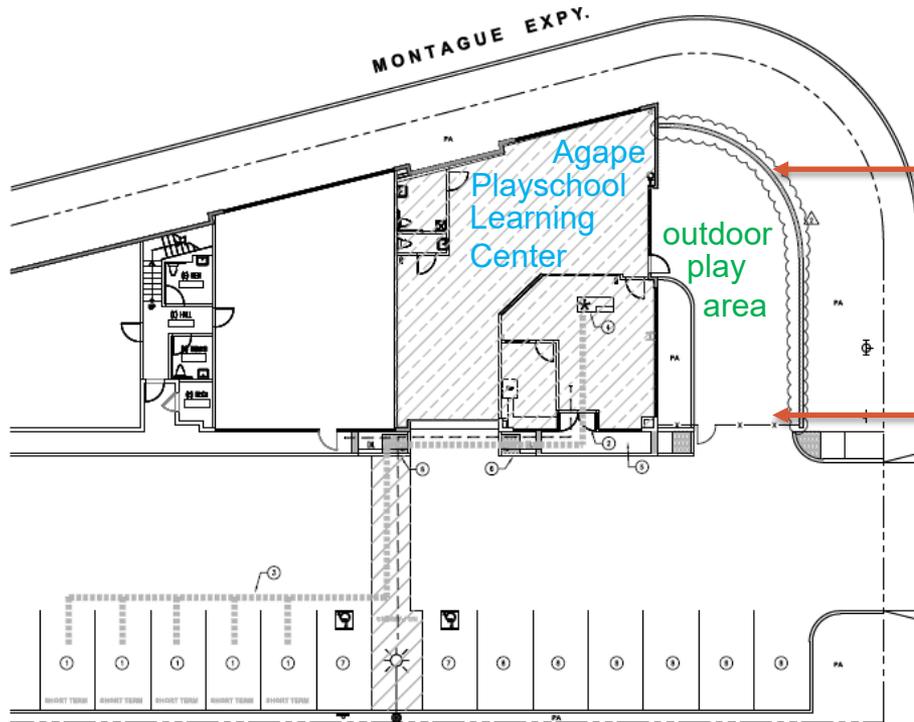
- Noise
- Air Quality
- Traffic Safety

### Concerns expressed by adjacent tenants

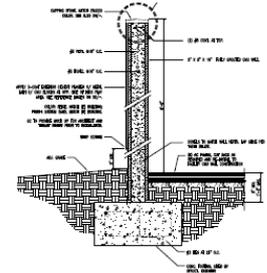
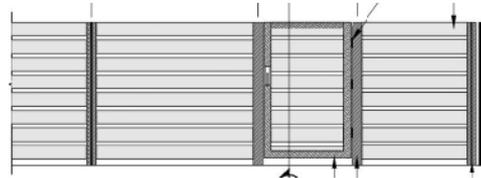
- Parking
- Drop-off and pick-up periods



# 3700 Thomas Road



THOMAS ROAD





## **3700 Thomas Road**

- Noise Analysis
  - Measured existing noise conditions
  - Calculated noise reduction with concrete masonry (CMU) wall
- Health Risk Assessment
  - Evaluated mobile source emission concentrations in proximity to project site
  - Employed traffic data and air dispersion modeling and methodologies to quantify mobile emissions and impacts
- Traffic Analysis
  - Examined site conditions and proposed operations
- Structural Evaluation
  - Reviewed vehicular impact loading and barrier design of a CMU wall



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## Considerations

- Outdoor recreation and assembly uses are conditional uses in the ML zoning district requiring approval of a Use Permit, pursuant to SCCC 8.48.040(e)
- Project located adjacent to heavy travelled traffic corridor in proximity to high employment companies, light and heavy industrial uses and residential tracts
- Provides a needed service to employment and residential sectors
- Incorporates recommendations by Hexagon Traffic Consultants and Universal Structural Engineers, Inc in project conditions of Use Permit approval for implementation as P4, P5 and P6
- Market will decide if use and location are successful



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## Added Project Conditions of Use Permit Approval

- P4 – The applicant shall monitor parking availability and in the event of a shortage stagger the student pick-up timed for parents to pick-up their child.
- P5 – Install signage on the project site adjacent to driveway entrance restricting right-turn movements onto Thomas Road during the AM and PM commute peak hours should an increase in outbound vehicle queuing occur with project operations.
- P6 – The six-foot concrete masonry wall shall be designed to meet California Building Code (2019) and American Association of State Highway and Transportation Officials specifications and the design details and supporting calculations are to be in the construction documents for plan check and building permit issuance.



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## Recommendation

- Adopt a Resolution to approve a Use Permit to allow outdoor activity associated with a child day care facility at 3700 Thomas Road, subject to conditions.



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