



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, April 28, 2021

6:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/91729202898>
 - Webinar ID: 917 2920 2898 or
 - o Phone: 1(669) 900-6833
- Via the City's eComment (available during the meeting)

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
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6:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values**Roll Call****DECLARATION OF COMMISSION PROCEDURES****CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1. 21-33 [Planning Commission Meeting Minutes of April 14, 2021 Meeting](#)

Recommendation: Approve the Planning Commission Minutes of the
April 14, 2021 Meeting

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 21-642 [Action on the El Camino Real Specific Plan, General Plan Amendment for the creation of four new General Plan land use designations, creation of the El Camino Real Zoning Districts, and an Environmental Impact Report.](#)

[Staff is requesting that the Planning Commission open the public hearing and then continue this item to the May 10, 2021 Planning Commission Special Meeting.](#)

3. 21-534 [Action on a Conditional Use Permit for Twisters Gymnastics to allow a youth gymnastics center at 2800 Bowers Avenue.](#)

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a youth gymnastics center located at 2800 Bowers Avenue, subject to conditions of approval.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

ADJOURNMENT:

A Planning Commission Special Meeting is scheduled on Monday, May 10., 2021 at 6:00 PM

The next regular scheduled meeting is on Wednesday, May 26, 2021 at 6:00 PM

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
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Agenda Report

21-33

Agenda Date: 4/28/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Planning Commission Meeting Minutes of April 14, 2021 Meeting

RECOMMENDATION

Approve the Planning Commission Minutes of the April 14, 2021 Meeting



City of Santa Clara

Meeting Minutes

Planning Commission

04/14/2021

6:00 PM

Virtual Meeting

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6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:05 p.m.

Pledge of Allegiance and Statement of Values**Roll Call**

Commissioner Ikezi notified the Commission she would be joining the meeting late and joined the meeting at 6:28 p.m.

Present 5 - Vice Chair Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Ricci Herro, Commissioner Qian Huang, and Chair Lance Saleme

Absent 1 - Commissioner Yuki Ikezi

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Vice Chair Biagini, seconded by Commissioner Cherukuru to approve the consent calendar.

Aye: 5 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, and Chair Saleme

Absent: 1 - Commissioner Ikezi

1.A [21-348](#) Planning Commission Meeting Minutes of August 26, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the August 26, 2020 Meeting

Commissioner Huang and Commissioner Herro abstained from voting on Item 1.A, 1.B and 1.C

A motion was made by Vice Chair Biagini, seconded by Commissioner Cherukuru, that this item be Approved.

Aye: 3 - Vice Chair Biagini, Commissioner Cherukuru, and Chair Saleme

Absent: 1 - Commissioner Ikezi

Abstained: 2 - Commissioner Herro, and Commissioner Huang

1.B [21-32](#) Planning Commission Meeting Minutes of September 23, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the September 23, 2020 Meeting

Commissioner Huang and Commissioner Herro abstained from voting on Items 1.A, 1.B and 1.C

A motion was made by Vice Chair Biagini, seconded by Commissioner Cherukuru, that this item be Approved.

Aye: 3 - Vice Chair Biagini, Commissioner Cherukuru, and Chair Saleme

Absent: 1 - Commissioner Ikezi

Abstained: 2 - Commissioner Herro, and Commissioner Huang

1.C [21-347](#) Planning Commission Meeting Minutes of February 24, 2021 Meeting

Recommendation: Approve the Planning Commission Minutes of the February 24, 2021 Meeting

Commissioner Huang and Commissioner Herro abstained from voting on Item 1.A, 1.B and 1.C

A motion was made by Vice Chair Biagini, seconded by Commissioner Cherukuru, that this item be Approved.

Aye: 3 - Vice Chair Biagini, Commissioner Cherukuru, and Chair Saleme

Absent: 1 - Commissioner Ikezi

Abstained: 2 - Commissioner Herro, and Commissioner Huang

1.D [21-355](#) Retroactive Vote to Expend Funds for Planning Commission Items

Recommendation: There is no staff recommendation.

A motion was made by Vice Chair Biagini, seconded by Commissioner Cherukuru, that this item be Approved.

Aye: 5 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, and Chair Saleme

Absent: 1 - Commissioner Ikezi

PUBLIC PRESENTATIONS

1. Announcements/Other Items

Reports of Commission/Board Liaison and Committee Item 1 was moved to be heard before Public Hearing Item 2.

Commissioner Biagini requested to know when the Council/Commission Dinner Meeting will take place. **Office Specialist IV Elizabeth Elliott** updated the Commission that we have been notified that the City Clerk's Office will update staff when this dinner will be scheduled and the Commission will be notified.

Commissioner Biagini requested to receive attachments that are large in advance of the meeting so there is ample time for review. **Development Review Officer/Staff Liaison Gloria Sciara** replied that staff will look at processes to allow for this.

PUBLIC HEARING

2. [21-112](#) Action on a Rezone from Planned Development (PD) to Planned Development (PD) of a property located at 2905 Stender Way to allow development of a four-story Data Center building (CoreSite SV9)

Recommendation: Alternatives 1), and 2): That the Planning Commission adopt resolutions for the 2905 Stender Way Project recommending that the City Council:

1. Approve a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2905 Stender Way project.
2. Approve a rezoning from Planned Development (PD) to Planned Development (PD) to allow development of a 250,000 square-foot four-story data center, a new substation, equipment yards and onsite improvements (SV9).

Commissioner Herro abstained from voting on this item due to a conflict of interest having received income from Therma, Inc. in the past 12 months and removed himself from this portion of the meeting.

Commissioners Huang disclosed he met with the Applicant, CoreSite, at the project site, staff the day before the meeting.

Chair Saleme, Commissioners Biagini and Cherukuru noted they had been contacted by the Applicant but declined to meet with them.

Ela Kerachian, Associate Planner, provided a PowerPoint presentation.

Applicant provided a PowerPoint presentation.

Mike Durham, CoreSite

Gabe Clark, Architect

Addam Friedl, MEP Engineering Design

Matthew Morgan, Civil Engineering

Assistant City Attorney Alexander Abbe read comments that were received from Adams Broadwell Joseph & Cardozo and BAAQMD regarding Health Risk Assessment and the need for the Commission to have a finding if the item is approved. A revised Health Risk Assessment has been provided to Commissioners noting that the impact is not significant on health/air quality.

Brianna Bohonok, Circlepoint, Environmental Consultant, attended the meeting and provided input on cumulative analysis under CEQA.

David Blackwell, Land Use Counsel

Planning Manager, Reena Brilliot notified the Commission that due to complaints regarding night time noise issues from data centers the City has been investigating and the noise is from a non-determined source. The City has recently engaged an acoustical consultant to get information

as to where the source of the noise is coming from and how to move forward to address this noise.

Public Comment:

Sam Liu

Nicole Goehring - representative for ABC Norcal: Associated Builders and Contractors, Inc.

Commissioner Cherukuru expressed disappointment that staff was evaluating this project because of the large amount of data centers, 40 - 50, in the city already without cumulative analysis and concerns for possible power outages and the repercussions of utilizing diesel generators and how this will affect city resources along with the negative impact of the noise frequencies to humans and animals. **Commissioner Cherukuru** stated she would like a moratorium on data centers.

Commissioners discussed improving the aesthetics of the data center, the impact of CEQA and traffic concerns, the cumulative effect to air quality, and concerns of the effect of diesel generators being used during a power outage.

Brianna Bohonok, Circlepoint and Assistant City Attorney

Alexander Abbe replied that power outages are speculative and not included in the assessment.

Commissioner Biagini inquired if a Project Labor Agreement would be utilized, the Applicant concurred it would be. Commissioners expressed concerns regarding maintaining the health of the community and that such a large amount of data centers could be detrimental to the community. It was suggested that the Council find a different direction for this area going forward. Comments were made that CEQA does not appear to have been investigated thoroughly and due diligence has not taken place.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to close public hearing.

Aye: 5 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

Recused: 1 - Commissioner Herro

A motion was made by Commissioner Huang, seconded by Chair Saleme to approve Staff Alternative 1 - Approve a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2905 Stender Way project.

The motion failed.

Aye: 3 - Commissioner Huang, Commissioner Ikezi, and Chair Saleme

Nay: 2 - Vice Chair Biagini, and Commissioner Cherukuru

Recused: 1 - Commissioner Herro

A motion was made by Commissioner Cherukuru, seconded by Vice Chair Biagini to defer the application decision on the MND and MMRP directly to City Council noting the following concerns stated by the Planning Commission:

- 1. City long term policy driving data centers**
- 2. Addressing all noise concerns**
- 3. Generators diesel emissions concerns**

Aye: 4 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Ikezi, and Chair Saleme

Nay: 1 - Commissioner Huang

Recused: 1 - Commissioner Herro

A motion was made by Commissioner Cherukuru, seconded by Vice Chair Biagini to defer the rezone application from Planned Development (PD) to Planned Development (PD), directly to City Council noting the following concerns stated by the Planning Commission:

- 1. City long term policy driving data centers**
- 2. Addressing noise concerns**
- 3. Generators diesel emissions**

Aye: 4 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Ikezi, and Chair Saleme

Nay: 1 - Commissioner Huang

Recused: 1 - Commissioner Herro

The meeting went into recess at 9:07 p.m. and reconvened at 9:15 p.m.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

2. Commissioner Travel and Training Reports, Requests to attend Trainings

Commissioners Biagini, Herro, Huang and Chair Saleme provided updates on the League of California Cities Planning Commissioners Academy virtual training they attended in March.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Development Review Officer, Staff Liaison Gloria Sciara provided updates.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

Development Review Officer, Staff Liaison Gloria Sciara provided updates.

ADJOURNMENT:

A motion was made by Commissioner Cherukuru, seconded by Vice Chair Biagini to adjourn the meeting.

The meeting adjourned at 10:15 p.m. The next regular scheduled meeting is April 28, 2021.

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
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Agenda Report

21-642

Agenda Date: 4/28/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Action on the El Camino Real Specific Plan, General Plan Amendment for the creation of four new General Plan land use designations, creation of the El Camino Real Zoning Districts, and an Environmental Impact Report.

Staff is requesting that the Planning Commission open the public hearing and then continue this item to the May 10, 2021 Planning Commission Special Meeting.

Reviewed by: Elizabeth Elliott, Office Specialist

Approved by: Gloria Sciara, Development Review Officer



Agenda Report

21-534

Agenda Date: 4/28/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Action on a Conditional Use Permit for Twisters Gymnastics to allow a youth gymnastics center at 2800 Bowers Avenue.

REPORT IN BRIEF

Project: Use Permit to allow a youth gymnastics center (recreational use)

Applicant: Sarah E. Ebner, See Architecture

General Plan: High Intensity Office / R&D; Exception Area for Places of Assembly and Entertainment Uses

Zoning: Light Industrial (ML)

Site Area: 1.05 acres

Existing Site Conditions: One existing one-story industrial building

Surrounding Land Uses

North: Industrial uses

South: Industrial uses

East: Industrial uses

West: Single Family Residential

Issues: Consistency with the City's General Plan and Zoning Ordinance

Staff Recommendation: Adopt the resolution approving the Use Permit, subject to conditions of approval

BACKGROUND

Sarah Ebner filed an application on May 22, 2020 to request a Use Permit for recreational use to allow Twisters Gymnastics, Inc to operate a youth gymnastics center within a 10,674 square foot unit in a 21,106 square foot industrial building. Twisters Gymnastics, Inc. ("Twisters") was previously located in Sunnyvale, CA and is now seeking to operate in Santa Clara at the property located at 2800 Bowers Avenue. Twisters currently employs 7 full-time employees and 20 part-time employees. Twisters will offer quality sports instruction and entertainment services to youth ages 18 months to 18 years of age. Twisters will also provide after school activities and shuttle services for youth in the local Santa Clara community. The industrial building at 2800 Bowers Avenue is also in close proximity to other recreational centers such as Sky High Sports, Pump It Up, City Beach, and K-1 Speed.

A gymnastics center is not permitted by right in the Light Industrial (ML) zoning district. Pursuant to Section 18.48.040(e) of the Santa Clara City Code, uses that are not permitted by right but that are

appropriate for an industrial area, such as lodges and bingo halls, can be conditionally permitted in the ML zone, provided that the proposed use and structure would not be objectionable or detrimental to adjacent properties or to the industrial area in general by reason of traffic, parking, noise, inappropriate design or signs. The Planning Commission has granted CUPs for similar recreational uses in the City's industrial zones in the past.

The project site is located on the west side of Bowers Avenue. There is a one-story industrial building on-site with a total of 51 striped surface parking spaces. The site is surrounded by industrial warehouse and office uses. The site is zoned Light Industrial (ML). The General Plan land use designation is High Intensity Office / R&D and the site is in a General Plan Exception Area for Places of Assembly and Entertainment Uses.

DISCUSSION

The project proposes to convert 10,674 square feet of the existing industrial building to a youth gymnastics center. The youth gymnastics center holds classes from 9:00 a.m. to 8:00 p.m. Monday to Friday and from 9:00 a.m. to 1:00 p.m. on Saturdays. The youth gymnastics center will also occasionally operate on Saturdays from 1:45 p.m. to 6:45 p.m. and on Sundays from 11:00 a.m. to 5:30 p.m. to host special events that are limited to 30 people per party.

Based on a statement from Twisters, on average, the youth gymnastics center has approximately 6 students and 2 staff members between 9:00 a.m. to 12:00 p.m. from Monday to Friday. Twisters, on average, also has approximately 74 students and 8 employees from Monday to Friday during the peak hours of 3:30 p.m. to 6:30 p.m. It is noted that these numbers represent the total number of students and employees throughout this time period.

The primary issues for the project are consistency with the City's General Plan and Zoning Code and parking requirements.

General Plan Conformance

This classification is intended for high rise or campus like developments for corporate headquarters, R&D and supporting uses, with landscaped areas for employee activities. Permitted uses include offices and prototype R&D uses. Data centers under this designation are limited to those that serve the use on site. Medical facilities, except pharmacies, are not allowed. In addition, manufacturing uses are limited to less than ten percent of the building area. Accessory, or secondary, small scale supporting retail uses that serve local employees and visitors are also permitted. Parking is typically structured or below grade. The maximum FAR is 2.00, excluding any FAR devoted to supporting retail uses.

The Site is also located within a General Plan "Exception Area for Places of Assembly and Entertainment Uses." General Plan Policy 5.5.1-P14 provides: "For properties designated High or Low Intensity Office/Research and Development, allow places of assembly and entertainment uses on parcels within the designated Exception Area identified on the Land Use Diagram." There are other gyms already located within the Exception Areas, including Bravo Rhythmic Gymnastics at 2911 Mead Avenue and FNS Training Center at 2342 Walsh Avenue.

Zoning Conformance

A gymnastics center is not permitted by right in the Light Industrial (ML) zoning district. Pursuant to Section 18.48.040(e) of the Santa Clara City Code, uses that are not permitted by right but that are appropriate for an industrial area, such as lodges and bingo halls, can be conditionally permitted in the ML zone, provided that the proposed use and structure would not be objectionable or detrimental to adjacent properties or to the industrial area in general by reason of traffic, parking, noise, inappropriate design or signs.

Parking

Section 18.74.020 of the Santa Clara City Code does not specify parking requirements for gyms. Based on the most similar listed use and parking demand, the Zoning Administrator determined that parking shall be provided on the same basis as required for recreational enterprises, which is one parking space per 200 square feet. Based on 10,674 square feet of instruction and staff office areas, a total of 48 parking spaces are required. However, as the parking lot is shared between the two units on-site, 2800 and 2810 Bowers Avenue, a total of 62 parking spaces are required. Therefore, the applicant is requesting a Zoning Administrator Minor Modification to allow a 22% reduction to the required parking.

To support this request, the applicant provided a parking study prepared by Hexagon Transportation Consultants, Inc. (Attachment 1). The report noted that the facility would offer morning classes from 9:00 a.m. to 12:00 p.m. for preschool students, with class sizes of 6 students or less. The facility would offer afternoon and evening classes for all ages from 3:30 p.m. to 8:00 p.m., with class sizes up to 14 students. Furthermore, during the morning peak hour, no students or parents would arrive or exit the sports facility. Hexagon concludes that the total number of daily trips would equal 278 and that trips generated by the existing warehouse on the site can be subtracted. Based on this parking study, staff supports the Zoning Administrator Minor Modification request for reduced parking.

Conclusion:

The proposal contributes to the variety of private service uses available in the industrial area of the city and is designed to be compatible with the industrial offices, with sufficient parking to support the proposed use. A non-industrial use, such as a youth gymnastics center, may only be conditionally permitted when the use is appropriate for an industrial area and would not be objectionable or detrimental to the industrial area or adjacent properties. Based on the operational description of the proposed use provided by the applicant, the use would be compatible with the adjacent land uses.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities), in that the use is confined within an existing on-site facility. The proposed activity consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the City's determination.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On April 15, 2021, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 500 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Adopt a Resolution to Approve a Use Permit to allow a youth gymnastics center located at 2800 Bowers Avenue, subject to conditions of approval.

Prepared by: Tiffany Vien, Assistant Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Parking Study
2. Project Data
3. Development Plans
4. Resolution Approving a Use Permit
5. Conditions of Approval
6. Applicant Letter



HEXAGON TRANSPORTATION CONSULTANTS, INC.

September 25, 2020

Mr. Allan Fusilero
Twisters Sports, Inc.
1165 N. Fair Oaks Avenue
Sunnyvale, CA 94089

Re: Trip Generation Analysis for the Proposed Recreational Facility at 2800 Bowers Avenue in Santa Clara, California

Dear Mr. Fusilero:

Hexagon Transportation Consultants, Inc. has completed a trip generation analysis for the proposed recreational facility at 2800 Bowers Avenue in Santa Clara, California. The project proposes to reoccupy an existing industrial/warehouse building for use as a gymnastics academy. As part of the conditions of approval for the project, the City is requiring a trip generation analysis.

Sports Facility Operations

The proposed gymnastics facility would provide a number of classes and activities for their clients. The types of classes and activities, including the hours of operation and how many people involved, are as follows:

- Preschool Gymnastics Classes: Monday-Friday – 9 AM to 12 PM
 - Student Occupants: 6 or less per hour
 - Parent Occupants: 5 or less per hour
 - Staff Occupants: 2 or less per hour
- Preschool, Recreational and Competitive Sports Classes: Monday-Friday - 3:30 PM to 8 PM and Saturday – 9 AM to 1 PM
 - Monday – Friday Classes:
 - Student Occupants: 28 or less per hour
 - Parent Occupants: 11 or less per hour
 - Staff Occupants: 6
 - (See Table 1 for sample schedule provided by Twisters Sports)
 - Saturday Classes:
 - Student Occupants: 60 or less per hour
 - Parent Occupants: 16 or less per hour
 - Staff Occupants: 10 or less per hour
- Birthday Parties: Saturdays - 1:45 PM to 6:45 PM and Sundays – 11 AM to 5:30 PM
 - Student Occupants: 30 or less per hour
 - Parent Occupants: 24 or less per hour
 - Staff Occupants: 3
 - Total: 57 Occupants or less per hour



Table 1
Project Trip Generation Estimates

	Preschool Class			Recreational Class			Competitive Class			Office			Total Trips In	Total Trips Out
Time	Description	Trips In	Trips Out	Description	Trips In	Trips Out	Description	Trips In	Trips Out	Description	Trips in	Trips Out		
3:15pm	1 instructor arrives	1		2 instructors arrive	2					1 employee arrives	1		4	0
3:30pm	3 parents drop off 4 students, 1 parent leaves	3	1	10 parents drop off 10 students, 8 parents leave	10	8							13	9
3:45pm							2 instructors arrive	2					2	0
4:00pm							14 parents drop off 14 students, 14 parents leave	14	14				14	14
4:15pm	2 parents arrive to pick up students, all 4 parents leave with students	2	4										2	4
4:30pm	3 parents drop off 4 students	3		8 parents arrive to pick up students, all 10 parents leave	8	10							11	10
4:45pm													0	0
5:00pm				10 parents drop off 10 students, 8 parents leave	10	8							10	8
5:15pm	1 parent arrives to pick up students, all 4 parents leave with students	1	4										1	4
5:30pm	3 parents drop off 4	3											3	0
5:45pm													0	0
6:00pm				8 parents arrive to pick up students, all 10 parents leave, 2 instructors leave	8	12	14 parents arrive to pick up students and leave the site. 14 parents drop off 14 students	28	14				36	26
6:15pm	1 parent arrives to pick up students, all 4 parents leave with students, instructor leaves	1	5										1	5
6:30pm													0	0
6:45pm													0	0
7:00pm													0	0
7:15pm													0	0
7:30pm													0	0
7:45pm													0	0
8:00pm							14 parents arrive to pick up students and leave the site. 2 instructors leave	14	16	1 employee leaves		1	14	17



Trip Generation Analysis

Traffic analysis is typically concerned with weekday conditions since weekend traffic volume is lower. Weekday trip estimates for the gymnastics facility were prepared based on the business plan provided by Twisters Sports.

The facility would offer morning classes from 9 AM to noon for preschool students, with class sizes of 6 students or less. The facility would offer afternoon and evening classes for all ages from 3:30 to 8 PM, with class sizes up to 14 students. The pre-school and rec classes each would last for one hour. The competition team classes would last for two hours. Trip generation was estimated based on the sample schedule provided by Twisters Sports. During the AM peak hour, no students or parents would arrive or exit the sports facility. However, it is assumed that two staff members would arrive when the facility opens.

The facility would offer afternoon and evening classes for all ages from 3:30 to 8 PM, with class sizes up to 14 students. PM peak hour trip estimates were prepared based on the sample schedule provided by Twisters Sports. During the highest PM peak hour, the project is expected to generate 71 trips between 5:15 PM and 6:15 PM (see Table 1).

The number of daily trips was calculated by adding the number of trips generated from the morning and afternoon classes from parents and staff on a typical weekday. The morning classes would generate 30 trips (10 trips per class), the afternoon classes would generate 194 trips (not including staff trips), and the staff would generate 54 trips (27 in and out trips). The Twister Sports business plan states that the staff consists of 7 full-time employees and 20 part-time employees. The total number of daily trips would equal 278.

Trips generated by the existing warehouse on the site can be subtracted. Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. The research is compiled in the Institute of Transportation Engineers' (ITE) manual entitled *Trip Generation, 10th Edition* (2017). The rates published for Warehouse (Land Use 150) were used to estimate the trips generated by the existing industrial/warehouse building.

As shown in Table 2, the project is estimated to generate 239 additional daily vehicle trips, with 2 fewer trips occurring during the AM peak hour and 67 new trips during the PM peak hour.



Table 2
Project Trip Generation Estimates

Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Proposed Uses											
Twisters Sports Facility ¹			278		2	0	2		40	31	71
Existing Uses											
Warehouse ²	22.2 KSF	1.74	39	0.17	3	1	4	0.19	1	3	4
Net Project Trips			239		-1	-1	-2		39	28	67
<u>Note:</u> Trip rates for warehousing are from the ITE Trip Generation Manual, 10th Edition, 2017. 1. Trips for Twisters Sports Facility was taken based on Business Plan provided by Twisters Sports, Inc. It is assumed that staff members would enter the sports facility during the AM peak hour. It is assumed that 50% of the trips will enter and 50% of the trips will exit. 2. Warehousing (Land Use 150) average rates expressed in trips per 1,000 square feet (KSF) are used.											

We appreciate the opportunity to submit this trip generation analysis. If you have any questions, please do not hesitate to call.

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

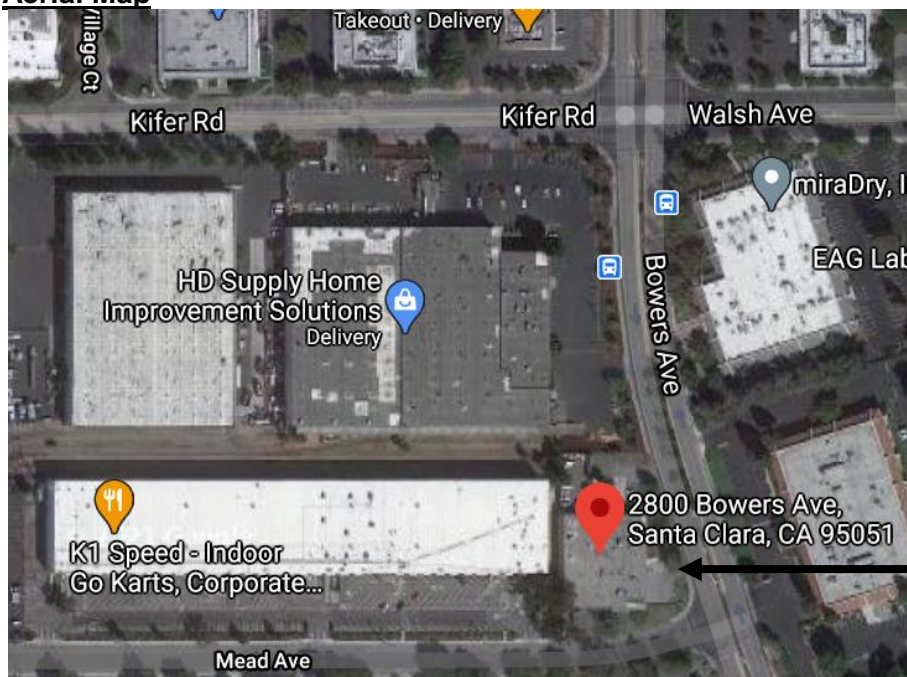
Gary K. Black
President

Project Data

File: PLN2020-14429
Location: 2800 Bowers Avenue, a 1.05 acre property located on the west side of Bowers Avenue, APN: 216-28-087; property is zoned ML – Light Industrial
Applicant: Sarah E. Eber, See Architecture
Owner: Josh Tseng, JST Commercial Properties, LLC
Request: **Use Permit** to allow a youth gymnastics center in the Light Industrial Zoning District
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner
Recommendation: Approve, subject to conditions.

	Existing	Proposed
General Plan Designation	High Density Office / R&D	Same
Zoning District	Light Industrial	Same
Lot Size	1.05 acres	Same
Land Use	One industrial building	10,674 sf will be converted to a gymnastic center
Stories / Total Height	One-story	same
Parking	48	48

Aerial Map

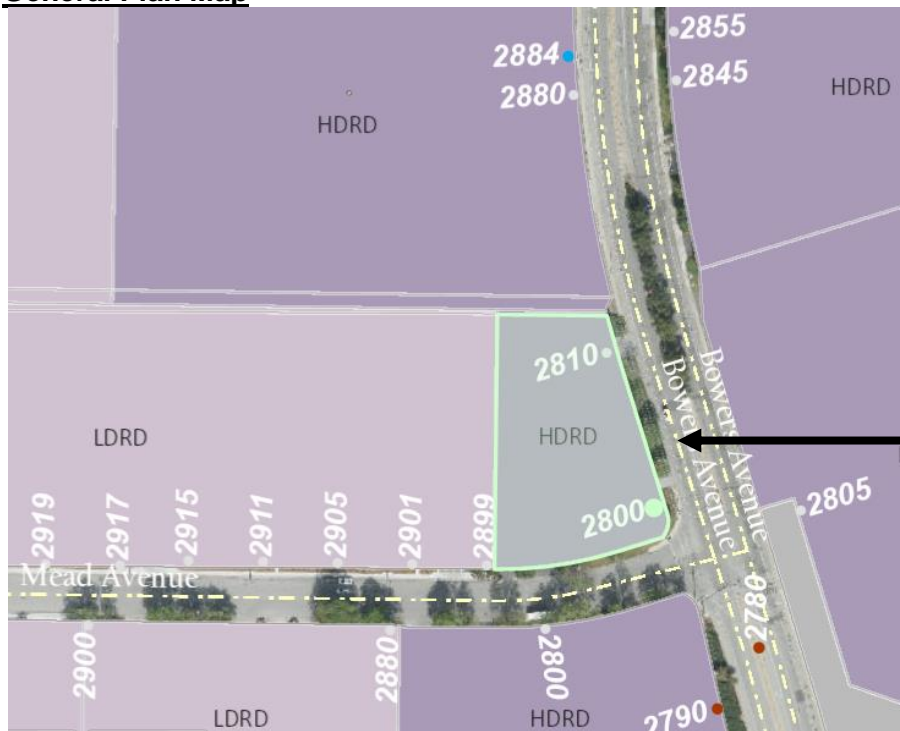


Zoning Map



Project Site

General Plan Map



Project Site

TWISTERS GYMNASTICS

CONDITIONAL USE PERMIT

2800 BOWERS AVE
SANTA CLARA, CA 95051



2011 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

TWISTERS GYMNASTICS
CONDITIONAL USE PERMIT
2800 BOWERS AVE
SANTA CLARA, CA 95051



△			
△			
△			
△			
△	3/19/21	PLANNING DEPT SUBMITTAL	
△	2/12/21	PLANNING DEPT SUBMITTAL	
NO	DATE BY	DESCRIPTION	
REVISIONS			

DRAWN BY	CHECKED:
DATE:	SCALE: AS NOTED
PROJECT NUMBER:	

PROJECT INFO,
DRAWING INDEX,
& VICINITY PLAN

DRAWING
NUMBER: A0.1

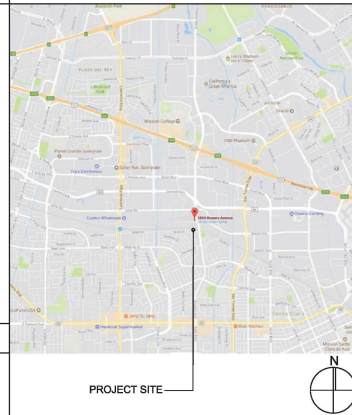
ABBREVIATIONS

& L	And	F.O.S.	Face of Studs	SECT.	Section
∠	Angle	FT.	Foot or Feet	SH	Shelf
@	At	FW	Fire Water	SHWR	Shower
Ø	Centerline	GA.	Gauge	SIM.	Similar
Ø	Diameter or	GALV.	Galvanized	SQ.	Square
d	Round	G.B.	Grab Bar	SST.	Stainless
#	Penny (Nails)	GI	Galvanized	STL	Steel
(N)	Existing	GL	Glass	STD.	Standard
(R)	New	GND.	Ground	STOR.	Storage
ACC	Relocated	GR.	Grade	STRUCT.	Structural
A/C	Accessible	GS	Galvanized	SUSP.	Suspended
	Air	GYP.	Gypsum	SYM.	Symmetrical
	Conditioning			SYS.	System
A.C.	Asphaltic Conc.	H.B.	Hose Bibb	T.B.	Towel Bar
ACOUS.	Acoustical	H.C.	Hollow Core	TEL	Telephone
A.D.	Area Drain	HDR.	Header	TER.	Terrazzo
ADJ.	Adjustable	HDWR.	Hardware	THK.	Thick
ALT.	Alternate	HDWR.	Hardware	T & G.	Tongue & Groove
ALUM.	Aluminum	H.M.	Hollow Metal	T.O.C.	Top of Curb
APPROX.	Approximate	HORIZ.	Horizontal	T.O.C.D.	Top of Concrete Deck
ARCH.	Architectural	HT.	Height	T.O.P.	Top of Pavement / Interior
BD.	Board	I.D.	Inside Diameter	T.O.R.D.	Top of Roof Deck
BITUM.	Bituminous	INSUL.	Insulation	T.O.S.	Top of Sheathing
BLDG.	Building	INT.	Interior	T.O.W.	Top of Wall
BLK.	Block	JAN.	Janitor	TRD.	Tread
BLKG.	Blocking	KIT.	Kitchen	T.S.W.	Top of Sidewalk
B.M.	Bench Mark	LAB.	Laboratory	TYP.	Typical
BFP.	Backflow Preventer	LAM.	Laminar	U.L.	Underwriters Laboratory
BOT.	Bottom	LAV.	Lavatory	U.N.O.	Unless Noted Otherwise
CAB.	Cabinet	LCKR.	Locker	U.O.N.	Unless Otherwise Noted
C.B.	Chalk Board	LT.	Light	V.C.T.	Vinyl Composition Tile
C.B.	Cement	MAINT.	Maintenance	VERT.	Vertical
CER.	Ceramic	MAT.	Material	VEST.	Vestibule
C.I.	Cast Iron	MAX.	Maximum	V.T.R.	Vent Through Roof
C.J.	Chain Joint	M.B.	Machine Bolt	V.W.C.	Vinyl Wall Covering
CLG.	Ceiling	M.D.F.	Medium Density Fiberboard	W	West
CLR.	Clear	MECH.	Mechanical	w	With
CNTR.	Counter	MEM.	Membrane	W.C.	Water Closet
COL.	Column	MEZZ.	Mezzanine	WD.	Wood
CONC.	Concrete	MFR.	Manufacturer	WDW.	Window
CONN.	Connection	MH.	Manhole	W.O.	Without
CONST.	Construction	MIN.	Minimum	W.S.	Wood Screw
CORR.	Corrosion	MISC.	Miscellaneous	WT.	Weight
CPT.	Counterpart	M.O.	Masonry	W.W.F.	Weilded Wire Fabric
CTSK.	Countersink	MTD.	Mounted	W	West
CTR.	Center	MTL.	Metal	w	With
CW.	Cold Water	MUL.	Mulch	W.C.	Water Closet
DBL.	Double	N	North	WD.	Wood
DEPT.	Department	N.I.C.	Not In Contract	WDW.	Window
D.F.	Drinking Fountain	No. or #	Number	W.O.	Without
DIA.	Diameter	DOWN	Down	W.S.	Wood Screw
DIM.	Dimension	NOM	Nominal	WT.	Weight
DISP.	Dispenser	N.T.S.	Not To Scale	W.W.F.	Weilded Wire Fabric
DN.	Down	OD	Outside Diameter	Q.T.	Quarry Tile
DR.	Door	O.A.	Overall	R	Riser
DS.	Downspout	O.C.	On Center	R.D.	Roof Drain
D.S.P.	Dry Standpipe	OFF.	Office	REF.	Reference
DTL.	Detail	OPP.	Opposite	REFR.	Refrigerator
DWG.	Drawing	OPR	Operable	REG.	Regulator
DWR.	Drawer	P.L.C.C.	Plastic Laminate Covered	REIN.	Reinforced
EA.	Each	PA	Panic Area	REQ.	Required
E.J.	Expansion Joint	PH	Panic Hardware	RESIL.	Resilient
EL.	Elevation	PLAS.	Plastic	R.H.	Round Head
ELEC.	Electrical	PLYWD.	Plywood	RM.	Room
EMER.	Emergency	PNL.	Panel	R.O.	Rough Opening
ENCL.	Enclosure	PR.	Pair	RWD.	Redwood
EQ.	Equipment	PT.	Point	S.	South
EQT.	Each Way	P.LAM.	Plastic Laminate	S.C.	Solid Core
EXH.	Exhaust			SCHED.	Schedule
EXP.	Expansion				
EXT.	Exterior				
F.A.	Fire Alarm				
F.D.	Fire Alarm				
FDN.	Foundation				
F.E.	Fire Extinguisher				
FEC.	Fire Extinguisher				
FF.	Finish				
F.G.	Finish				
F.H.	Finish				
FHC.	Finish				
FIN.	Finish				
FLASH.	Flashing				
FLR.	Floor				
FLUOR.	Fluorescent				
F.O.C.	Face of Conc.				
F.O.F.	Face of Finish				
F.E.M.	Face of Masonry				

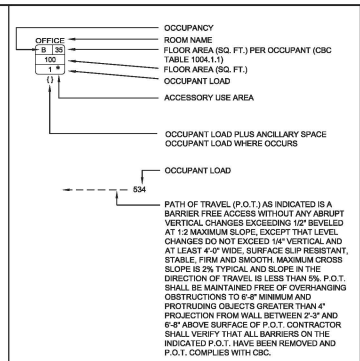
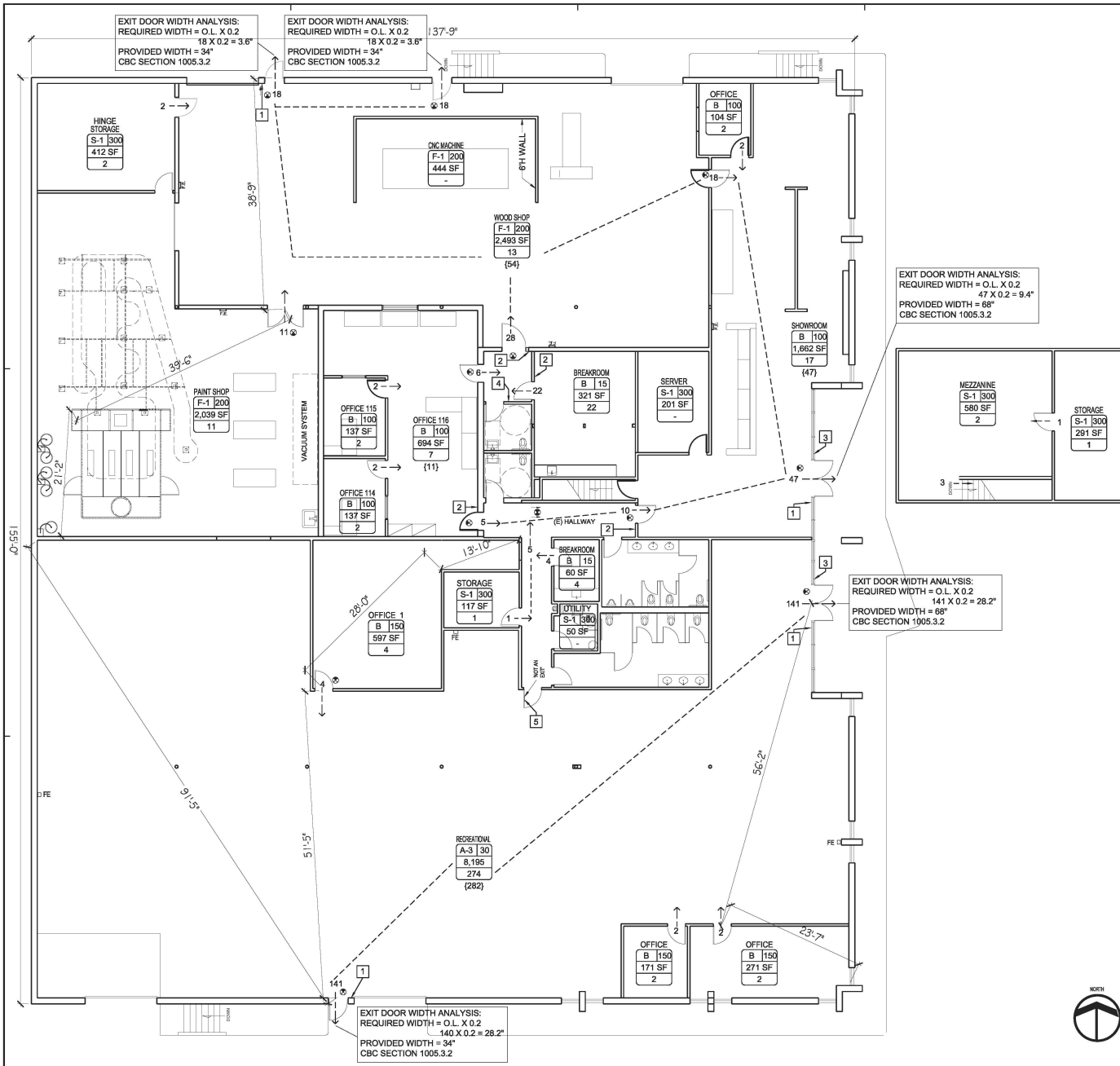
DRAWING SYMBOL LEGEND

	PROJECT NORTH
	COLUMN REFERENCE GRIDS B,23 = COLUMN DESIGNATION
	ELEVATION 4 = ELEVATION DESIGNATION A5.1 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	BUILDING SECTION C = SECTION DESIGNATION A5.2 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	WALL SECTION E = SECTION DESIGNATION A5.3 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	DETAIL 10 = DETAIL DESIGNATION 8.3 = REFERENCE DRAWING NUMBER
	LOBBY E1 = 6 900 45 *
	LEVEL LINE, CONTROL POINT FFE 0'-0" = ELEVATION
	MATCH LINE AND AREA DESIGNATOR SHADED PORTION IS THE SIDE CONSIDERED
	CENTER LINES, FLOOR LINES AND LEVEL LINES
	SECTION LINES
	PROPERTY LINES, BOUNDRY LINES AND MATCH LINES
	HIDDEN CONSTRUCTION FEATURE
	BREAKS OF BUILDING COMPONENTS
	REVISION 3 = REVISION NUMBER
	GLAZED OPENING OR WINDOW TYPE
	DOOR IDENTIFICATION 50 = DOOR NUMBER

	REFERENCE NOTE IDENTIFICATION
	WALL IDENTIFICATION C = WALL TYPE DESIGNATION - REF SCHEDULE 4 = NOMINAL STUD OR MASONRY SIZE 2 = FIRE RATING IN HOURS B = ADDITIONAL REMARKS - REF SCHEDULE * = OPTIONAL CHARACTER
	TOILET ACCESSORY IDENTIFICATION 3 = ACCESSORY NUMBER - REF SCHEDULE
APPLICABLE CODES	
2019 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R. 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. (2019 INTERNATIONAL BUILDING CODE (IBC) W/ CALIFORNIA AMENDMENTS 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ENERGY CODE SANTA CLARA MUNICIPAL CODE	
PROJECT TEAM	
CLIENT / TENANT TWISTER GYMNASTICS, INC. OWNER: ALLAN FUSILERO 1165 N FAIR OAKS AVE SUNNYVALE, CA 94089 (408) 313-8857 afusilero@hotmail.com	
ARCHITECT ADAPTIVE ARCHITECTURE CONTACT: JANICE YEH 20111 STEVENS CREEK BLVD, SUITE 275 CUPERTINO, CA 95014 (408) 865-1089	
PROJECT DATA	
1. LOCATION:	2800 BOWERS AVE. SANTA CLARA CA 95051
2. PARCEL NUMBER:	216-28-087 VARIABLE, SEE SITE PLAN
3. ZONING DISTRICT:	ML - LIGHT INDUSTRIAL
4. GENERAL PLAN:	HIGH INTENSITY OFFICE / R&D
5. CURRENT USE:	MANUFACTURING/ WAREHOUSE USE (VACANT SINCE JUNE 2019)
6. PROPOSED USE:	RECREATIONAL USE
7. CONSTRUCTION TYPE:	III-B
8. FIRE SUPPRESSION SYSTEM:	(E) BUILDING IS FULLY SPRINKLERED
9. CURRENT OCCUPANCY TYPE:	F-1, S-1, B (NON-SEPARATED)
10. PROPOSED OCCUPANCY TYPE (FOR 2800 BOWERS ONLY):	A-3, B (NON-SEPARATED)
11. YEAR BUILT:	1974
12. NUMBER OF STORIES:	1
13. MAX. BLDG HEIGHT PERMITTED:	70 FT.
14. PARCEL AREA:	45,738 SF (1.05 ACRES)
15. TOTAL BUILDING AREA (INCLUDING 2800 AND 2810 BOWERS):	21,016 SF
17. MAX. ALLOWED BLDG COVERAGE:	75%
18. (E) BLDG COVERAGE:	46%
19. REQ'D SETBACKS FOR ML ZONING (CORNER LOT):	FRONT: 15 FT. STREET SIDE: 15 FT. SIDE: 0 FT. REAR: 0 FT.
20. GROSS FLOOR AREA (INCLUDING EXTERIOR WALLS):	EXISTING 10,674 SF PROPOSED 10,674 SF



DRAWING INDEX	
ARCHITECTURAL	
A0.1	PROJECT INFO, DRAWING INDEX, & VICINITY PLAN
A0.2	CODE ANALYSIS PLAN
A1.1	SITE PLAN
A2.0	DEMOLITION PLAN
A2.1	PROPOSED FLOOR PLAN
A3.1	EXISTING ELEVATIONS & TRASH ENCLOSURE DETAILS
SCOPE OF WORK	
PROJECT SCOPE IS TO OBTAIN A CONDITIONAL USE PERMIT TO CONVERT AN EXISTING EXISTING INDUSTRIAL WAREHOUSE TO RECREATIONAL USE FOR YOUTH GYMNASTICS. UPGRADES TO THE EXISTING BUILDING AND SIDE INCLUDE THE FOLLOWING:	
1.	DEMOLITION OF EXISTING INTERIOR PARTITIONS AND WAREHOUSE SHELVING.
2.	INSTALLATION OF EXERCISE MATS FOR GYMNASTICS USE.
3.	INSTALLATION OF BICYCLE RACKS.
GENERAL NOTES	
1. GC IS RESPONSIBLE FOR COLLECTION AND PICK-UP OF ALL TRASH AND DEBRIS ON-SITE AND ADJACENT PUBLIC RIGHT-OF-WAY.	
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. WEEKDAYS AND 9:00 A.M. TO 6:00 P.M. SATURDAYS FOR PROJECTS WITHIN 300 FEET OF A RESIDENTIAL USE AND SHALL NOT BE ALLOWED ON RECOGNIZED STATE AND FEDERAL HOLIDAYS. ALL IN ACCORDANCE WITH CITY CODE CHAPTER 9.10.	



LEGEND	
	ILLUMINATED EXIT SIGN
	DIRECTIONAL ILLUMINATED EXIT SIGN
CODE ANALYSIS	
ALLOWABLE AREA PER CBC TABLE 506.2	
1. OCCUPANCY TYPE:	A-3, B, F-1, S-1 (NON-SEPERATED OCCUPANCY)
2. SPRINKLERED:	YES (S1)
3. CONSTRUCTION TYPE:	III-B
4. BUILDING AREA:	21,000 SF
5. MIXED OCCUPANCY CALCULATION:	
ALLOWABLE AREA:	A-3 38,000 SF B 76,000 SF F-1 48,000 SF S-1 70,000 SF
ACTUAL AREA:	A-3 8,162 SF B 4,910 SF F-1 6,376 SF S-1 1,552 SF
$8,162/38,000 + 4,910/76,000 + 6,376/48,000 + 1,552/70,000 = 0.42 < 1$	

FIRE DEPARTMENT NOTES

1. GAS SHUTOFF VALVES, ELECTRIC METERS, SERVICE SWITCHES AND OTHER UTILITY EQUIPMENT SHALL BE CLEARLY AND LEGIBLY MARKED TO IDENTIFY THE UNIT OR SPACE THAT IT SERVES. IDENTIFICATION SHALL BE MADE IN AN APPROVED MANNER, READILY VISIBLE AND SHALL BE MAINTAINED (2018 CFC 509.1.1).

COMMON PATH OF TRAVEL		
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM
B	49	100
F	49	100
S	29	100

SIGNAGE NOTES	
1	TACTILE EXIT SIGN
2	TACTILE EXIT ROUTE SIGN
3	ACCESSIBLE ENTRY SIGN
4	WALL MOUNTED RESTROOM SIGN
5	"NOT AN EXIT" SIGN

ADAPTIVE ARCHITECTURE

20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

TWISTERS GYMNASTICS

CONDITIONAL USE PERMIT

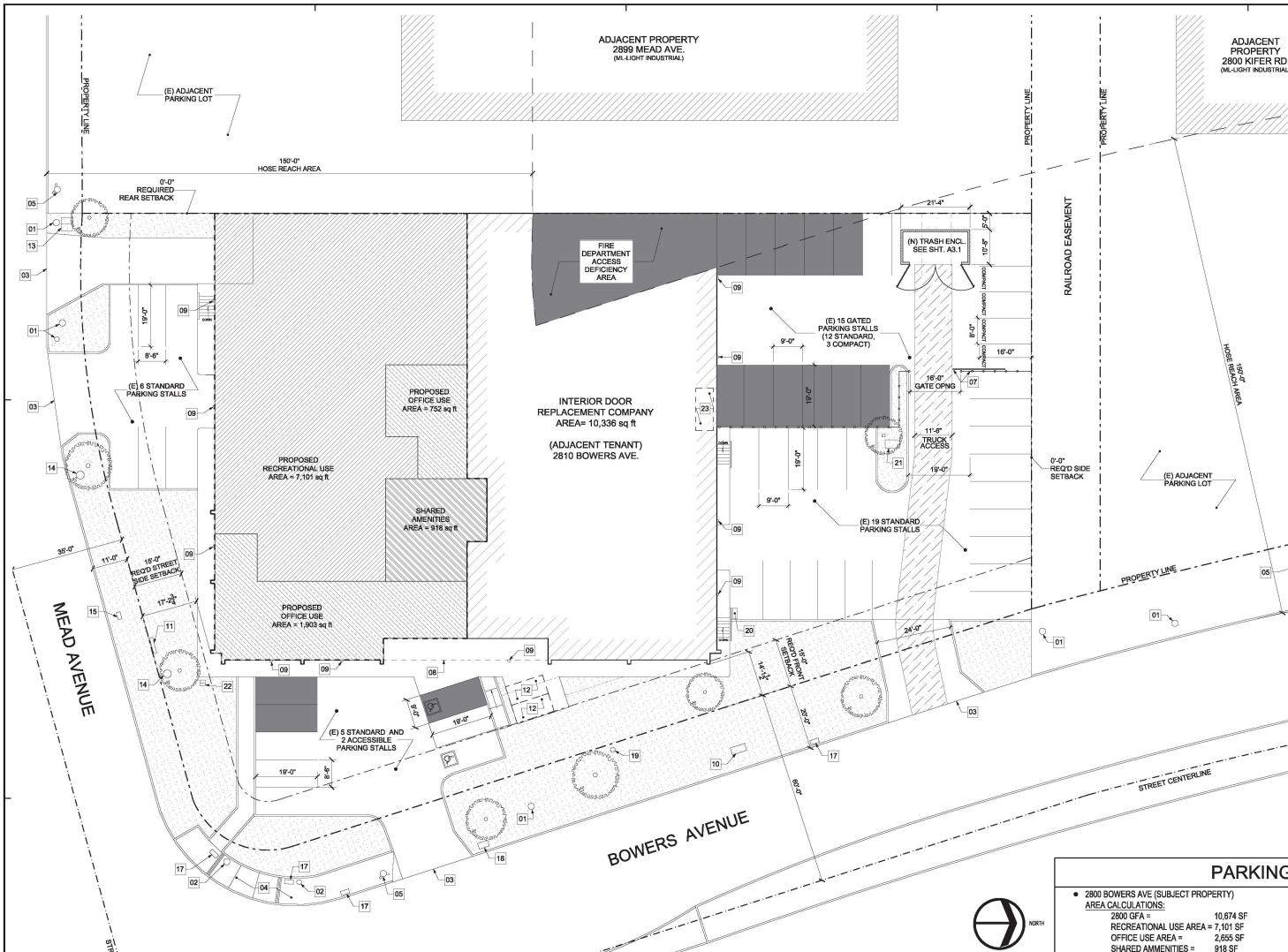
2800 BOWERS AVE
SANTA CLARA, CA 95051

JUSTICE T. YEH
C-33243
JUL 11/2021
STATE OF CALIFORNIA

DRAWN BY	CHECKED:
DATE:	SCALE: AS NOTED
PROJECT NUMBER:	

CODE ANALYSIS PLAN

DRAWING NUMBER: **A0.2**



SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- CENTERLINE OF STREET
- BOUNDARY OF SUBJECT PROPERTY
- FENCE
- (E) LANDSCAPED AREA
- (E) HARDSCAPED AREA
- (E) ADJACENT BUILDING STRUCTURE
- PROPOSED RECREATIONAL USE
- PROPOSED OFFICE USE
- SHARED AMMENITIES
- PROPOSED SHARED PARKING STALLS
- (E) TREES

SITE PLAN KEY NOTES

- (E) UTILITY POLE / STREET LIGHT
- (E) TRAFFIC LIGHT POLE
- (E) CURB CUT
- (E) SIDEWALK
- (E) FIRE HYDRANT
- (E) TRASH AREA (2) 8 CY AND (1) 96 GA. BINS WILL BE SHARED BY APPLICANT & (E) TENANT.
- (E) FENCE AND 16V VEHICLE GATE. PARKING SPACES BEYOND THIS POINT SHALL BE MADE AVAILABLE AND ACCESSIBLE DURING TWISTERS OPERATING HOURS. PROVIDE APPROVED KNOX SYSTEM FOR FIRE DEPARTMENT ACCESS.
- LINE OF (E) EXTERIOR WALL AND ROOF ABOVE
- (E) EXTERIOR LIGHT FIXTURE ABOVE
- (E) FIRE SPRINKLER MAIN
- (E) WATER METER
- (N) BICYCLE PARKING AREA. PROVIDE A MINIMUM OF ONE CLASS I BICYCLE LOCKER SPACE AND SEVEN CLASS II BICYCLE RACK SPACES
- (E) UNDERGROUND CATV
- (E) SEWER AND STORM DRAIN MANHOLE
- (E) UNDERGROUND LOW VOLTAGE LINE (RESERVED)
- (E) UNDERGROUND CSC TRAFFIC SIGNAL
- (E) UNDERGROUND FIBER COMMUNICATIONS
- (E) SEWER CLEAN OUT
- (E) GAS METER
- (E) TRANSFORMER
- (E) IRRIGATION CONTROL VALVES
- LOCATION OF (E) MAIN ELECTRICAL PANEL (MSE).

PARKING CALCULATIONS

• 2800 BOWERS AVE (SUBJECT PROPERTY) AREA CALCULATIONS: 2800 GFA = 10,674 SF RECREATIONAL USE AREA = 7,101 SF OFFICE USE AREA = 2,655 SF SHARED AMMENITIES = 918 SF (<10% OF TOTAL GFA)		REQUIRED PARKING STALLS FOR 2800 AND 2810: TOTAL REQUIRED STALLS = 48 + 14 = 62
REQUIRED PARKING STALLS (PER CSMC CHAPTER 18.74): RECREATIONAL USE STALLS = 36 OFFICE USE + AMMENITIES STALLS = 12 (1 / 300 SF OF GFA) 2800 REQUIRED STALLS = 48		EXISTING PARKING STALLS IN PROPERTY: (E) STANDARD STALLS = 30 (E) ACCESSIBLE STALLS = 2 (E) GATED STANDARD STALLS = 12 (E) GATED COMPACT STALLS = 4 TOTAL EXISTING STALLS = 48 (22.8% DEVIATION)
• 2810 BOWERS AVE (ADJACENT TENANT) AREA CALCULATIONS: 2810 GFA = 10,336 SF LIGHT INDUSTRIAL USE AREA = 10,336 SF		REQUIRED PARKING STALLS (PER CSMC CHAPTER 18.74): LIGHT INDUSTRIAL USE STALLS = 14 (1 / 750 SF OF GFA) 2810 REQUIRED STALLS = 14

EXISTING & PROPOSED SITE PLAN

1/16" = 1'-0"

1

SITE PLAN GENERAL NOTES

- NO EXTERIOR WORK IS PROPOSED IN THE PRESENT PROJECT SCOPE.
- EXISTING ENVELOPE CONDITIONS WILL BE ASSESSED FOR MINOR REPAIRS OR MAINTENANCE.
- TENANT WILL BE RESPONSIBLE FOR SUBMITTING A SIGNAGE PERMIT IF MODIFICATIONS TO EXTERIOR SIGNAGE ARE INTENDED.
- ALL DIMENSIONS ARE TO FACE OF FINISH U.N.O.
- ON-STREET PARKING SHALL NOT BE COUNTED TOWARD ON-SITE PARKING REQUIREMENTS.

TOTAL OCCUPANTS PER HOUR OF THE DAY												
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY						
TWISTERS (2800)	CSC (2810)	TWISTERS (2800)	CSC (2810)	TWISTERS (2800)	CSC (2810)	TWISTERS (2800)	CSC (2810)	TWISTERS (2800)	CSC (2810)	TWISTERS (2800)	CSC (2810)	TWISTERS (2800)
06:00 AM - 07:00 AM	-	1	-	1	-	1	-	1	-	-	-	-
07:00 AM - 08:00 AM	-	7	-	7	-	7	-	7	-	-	-	-
08:00 AM - 09:00 AM	-	9	-	11	-	13	-	13	-	15	-	-
09:00 AM - 10:00 AM	13	9	13	9	13	9	13	9	13	9	88	4
10:00 AM - 11:00 AM	13	9	13	9	13	9	13	9	13	9	88	4
11:00 AM - 12:00 PM	13	9	13	9	13	9	13	9	13	9	88	4
12:00 PM - 01:00 PM	2	9	2	9	2	9	2	9	2	9	88	4
01:00 PM - 02:00 PM	2	9	2	9	2	9	2	9	2	9	88	4
02:00 PM - 03:00 PM	2	14	2	14	2	14	2	14	2	14	87	4
03:00 PM - 04:00 PM	73	14	73	14	73	14	73	14	73	14	87	4
04:00 PM - 05:00 PM	73	9	73	10	73	10	73	10	73	10	87	4
05:00 PM - 06:00 PM	73	73	73	73	73	73	73	73	73	73	87	4
06:00 PM - 07:00 PM	73	-	73	-	73	-	73	-	73	-	87	4
07:00 PM - 08:00 PM	73	-	73	-	73	-	73	-	73	-	87	4
08:00 PM - 09:00 PM	73	-	73	-	73	-	73	-	73	-	87	4

ADAPTIVE ARCHITECTURE

2011 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

TWISTERS GYMNASTICS

CONDITIONAL USE PERMIT

2800 BOWERS AVE
SANTA CLARA, CA 95051

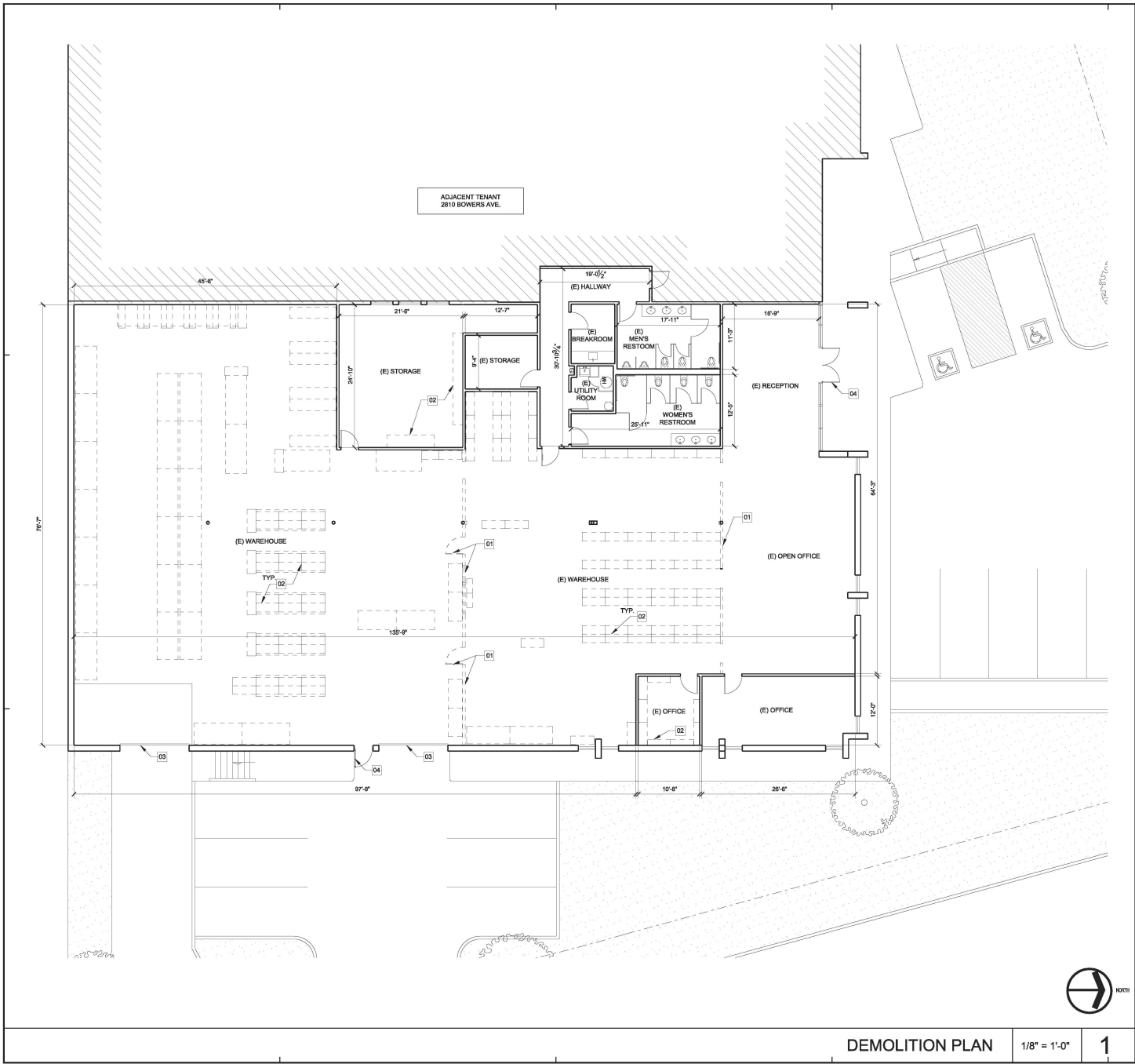


NO	DATE BY	DESCRIPTION
3/19/21		PLANNING DEPT RESUBMITTAL
2/12/21		PLANNING DEPT SUBMITTAL
REVISIONS		

DRAWN BY	CHECKED:
DATE:	SCALE: AS NOTED
PROJECT NUMBER:	

EXISTING & PROPOSED SITE PLAN

DRAWING NUMBER: **A1.1**



PLAN LEGEND

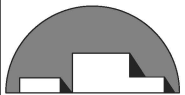
- (E) WALL/ STRUCTURE TO REMAIN
- WALL TO BE DEMOLISHED
- (E) ADJACENT BUILDING STRUCTURE
- FURNITURE TO BE REMOVED

DEMOLITION KEY NOTES

- 01 (E) WALL/ DOOR/ WINDOW TO BE DEMOLISHED.
- 02 (E) SHELVES TO BE REMOVED.
- 03 (E) GARAGE DOOR TO REMAIN.
- 04 (E) EGRESS DOOR TO REMAIN.

GENERAL NOTES

- A. NO EXTERIOR DEMOLITION WORK IS PROPOSED IN THE PRESENT PROJECT SCOPE.
- B. PROTECT EXISTING WALL STRUCTURE WHERE INDICATED. COORDINATE WITH STRUCTURAL PLANS.
- A. ALL DIMENSIONS ARE TO FACE OF FINISH U.N.O.



ADAPTIVE ARCHITECTURE

20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

TWISTERS GYMNASTICS
CONDITIONAL USE PERMIT
2800 BOWERS AVE
SANTA CLARA, CA 95051

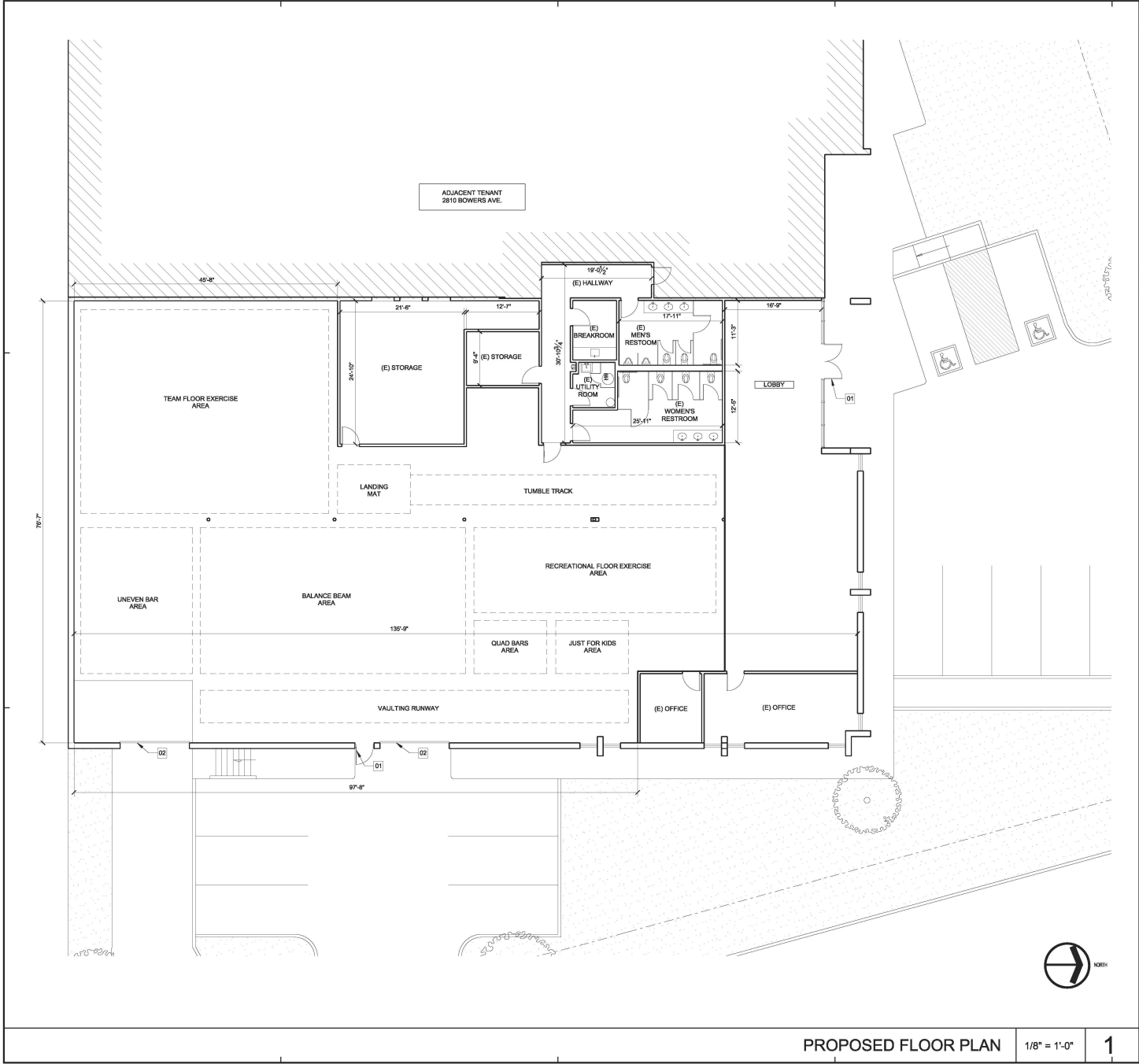


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△	2/12/21	PLANNING DEPT SUBMITTAL	
NO	DATE BY	DESCRIPTION	
REVISIONS			

DRAWN:JY	CHECKED:
DATE:	SCALE:AS NOTED
PROJECT NUMBER:	

DEMOLITION
PLAN

DRAWING
NUMBER: A2.0



PLAN LEGEND

- (E) WALL TO REMAIN
- (E) ADJACENT BUILDING STRUCTURE
- PROPOSED ACTIVITY AREAS W/ EXERCISE MATS

DEMOLITION KEY NOTES

- 01 (E) EGRESS DOOR TO REMAIN
- 02 (E) GARAGE DOOR TO REMAIN

GENERAL NOTES

- A. NO EXTERIOR CONSTRUCTION WORK IS PROPOSED IN THE PRESENT SCOPE OF WORK.
- B. ALL DIMENSIONS ARE TO FACE OF FINISH U.N.O.
- C. ENGINEERING DISCIPLINES TO CONFIRM COMPLIANCE OF EXISTING SYSTEMS AND EQUIPMENT FOLLOWING USE-PERMIT SUBMITTAL.

PROPOSED FLOOR PLAN

1/8" = 1'-0"

1

ADAPTIVE ARCHITECTURE

20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

TWISTERS GYMNASTICS
CONDITIONAL USE PERMIT
2800 BOWERS AVE
SANTA CLARA, CA 95051

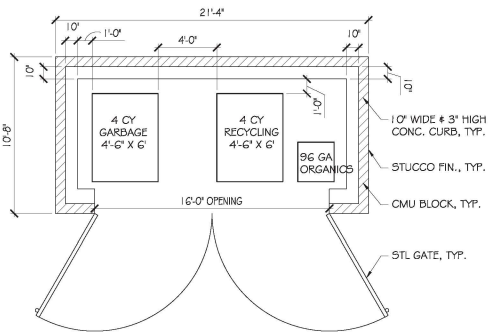


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△	2/12/21	PLANNING DEPT SUBMITTAL
NO	DATE BY	DESCRIPTION
REVISIONS		

DRAWN BY	CHECKED:
DATE:	SCALE: AS NOTED
PROJECT NUMBER:	

PROPOSED
FLOOR PLAN

DRAWING
NUMBER: A2.1



NEW TRASH ENCLOSURE PLAN

1/4" = 1'-0"

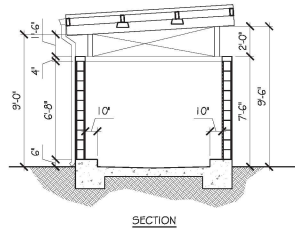
4



2800 BOWERS EAST ELEVATION

N.T.S.

1



SECTION

NEW TRASH ENCLOSURE SECTION

1/4" = 1'-0"

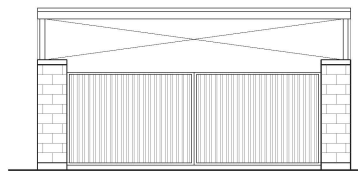
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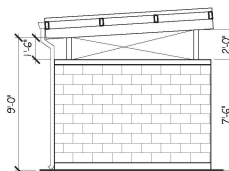
2800 BOWERS SOUTH ELEVATION

N.T.S.

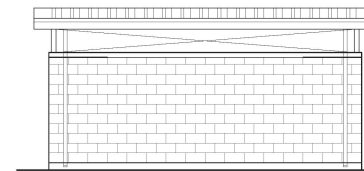
2



FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

NEW TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"

3



ADAPTIVE ARCHITECTURE

20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

**TWISTERS GYMNASTICS
CONDITIONAL USE PERMIT**
2800 BOWERS AVE
SANTA CLARA, CA 95051



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△	3/18/21	PLANNING DEPT RESUBMITTAL
△	2/12/21	PLANNING DEPT SUBMITTAL
NO	DATE BY	DESCRIPTION
REVISIONS		

DRAWN: JY	CHECKED:
DATE:	SCALE: AS NOTED
PROJECT NUMBER:	

**EXISTING ELEV.
& TRASH ENCL.
DETAILS**

DRAWING NUMBER: **A3.1**

RESOLUTION NO _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA, APPROVING A USE
PERMIT TO ALLOW A GYM FOR THE PROPERTY LOCATED
AT 2800 BOWERS AVENUE, SANTA CLARA, CA**

PLN2020-14429 (Use Permit)

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS
FOLLOWS:**

WHEREAS, on September 28, 2018, Simon Lin with Eleven Ten Architects (“Applicant”) applied for a Use Permit to allow a gym located at 2800 Bowers Avenue (“Project Site”);

WHEREAS, the Project Site is currently zoned ML – Light Industrial and has the General Plan land use designation of High Intensity Office / R&D and is within a General Plan Exception Area for Places of Assembly and Entertainment Uses;

WHEREAS, pursuant to the Santa Clara City Code (“SCCC”) Section 18.48.040(e), uses that are not permitted by right but that are appropriate for an industrial area, such as lodges and bingo halls, can be conditionally permitted in the ML zoning district, if the Planning Commission approves a Use Permit;

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15301 (Class 1 – Existing Facilities), in that the use is confined within an existing on-site facility, in an area where all public services are facilities are available, and the area is not environmentally sensitive;

WHEREAS, pursuant to SCCC Section 18.110.040, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare, based upon substantial evidence in the record;

WHEREAS, on April 15, 2021, the notice of public hearing for the April 28, 2021 meeting date for this item was posted in three conspicuous locations within 300 feet of the Project Site and mailed to all property owners located within 500 feet of the Project Site; and

WHEREAS, on April 28, 2021, the Planning Commission conducted a public hearing, at which all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Use Permit.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby approves the Use Permit to allow a 10,674 square foot youth gymnastics center at the Project Site, as depicted on Exhibit "Development Plans," attached hereto and incorporated herein by this reference.

3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the Planning Commission hereby finds that:

A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare in that the proposal contributes to the variety of private service uses available in the industrial area;

B. Said use will not be detrimental to any of the following:

1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that use is entirely within an existing building and is unlikely to adversely impact adjacent industrial uses;

2) The property or improvements in the neighborhood of such proposed use, in that no expansion of the building is proposed and the proposal provides adequate on-site parking;

3) The general welfare of the City, in that the proposed use contributes to the variety of private service uses available in the industrial area of the City and is designed with sufficient on-site parking to support the proposed use;

C. That said use will not impair the integrity and character of the zoning district, in that no changes are proposed to the exterior of the existing building;

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that a non-industrial use may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent properties in the Light Industrial zoning district.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 28TH DAY OF APRIL, 2021, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans
2. Conditions of Approval

CONDITIONS OF APPROVAL
2800 Bowers Avenue
PLN2020-14429

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. On-street parking shall not be counted toward on-site parking requirements.
- E4. Provide a minimum of 1 Class I bicycle locker space and 7 Class II bicycle rack spaces at the main entrance and/or high visible areas of each building.
- E5. Protect in place all street signs and curb markings along the property frontage.
- E6. Show on site plan and comply with City's driveway triangle of safety requirements at all driveways and with City's intersection vision triangle requirements at Bowers Avenue/Mead Avenue. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways or intersection vision triangle in order to allow an unobstructed view of oncoming traffic.
- E7. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

FIRE

- F1. At time of Building Permit application an AMMA (Alternate Means and Methods of Construction Application) is required to mitigate the lack of Fire Department access to include hose reach and aerial apparatus. The mitigations will be decided and approved by the Fire Marshal's Office.
- F2. All gates installed on designated fire department access roads are required to be electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

- F3. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways
- F4. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

PLANNING

- PD1. Obtain Building permit for all work subject to Building Permit per City Administrative Code Chapter 15.05. Detailed review will be done at time of submittal for building and Building Inspection Division related permits such as Electrical, Mechanical and Plumbing.
- PD2. This project involves change of occupancy per the Building Code, from industrial use to Assembly Use. There are Building Code requirements that shall be determined by a California licensed architect or civil engineer.
- PD3. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- PD4. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.
- PD5. Prior to a final certificate of occupancy, the applicant shall submit an Emergency Action Plan indicating safety measures for facility users and employees and shall be prepared to the satisfaction of the Director of Community Development. The objective of the Emergency Action Plan is to provide guidelines and procedures in the event of emergencies involving the release of toxic gases from proximate industrial uses and facilities.
- PD6. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and federal holidays, all in accordance with City Code Chapter 9.10
- PD7. The Director of Planning may refer the Conditional Use Permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval area violated or the operation is inconsistent with the approved operational statement. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the Conditional Use Permit to the Planning Commission within three months for consideration of revocation proceedings.

STREETS

- ST1. The applicant shall complete and provide the Solid Waste Management Report, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
- ST2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
- ST3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST4. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- ST5. Project applicant shall contact the Dept. of Public Works at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Prior to the issuance of a Public

Works clearance, the project applicant shall complete and sign the Acknowledgement portion of the Solid Waste Management Plan for New Development and Redevelopment form noting the service haulers used for this project.

- ST6. Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.
- ST7. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- ST8. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

EXECUTIVE SUMMARY

Twisters Gymnastics, Inc. "Twisters" is a California S-Corporation currently located at 1165 N. Fair Oaks Avenue, Sunnyvale, CA 94089. Its owners have been the lead management team since November 2006. Ownership is requesting to relocate to 2800 Bowers Avenue, Santa Clara, CA 95051 due to the promising business location and the lower rental rate of the building space.

Business Description

Twisters was purchased on 10/03/2006, converted from a C-corporation to an S-corporation in 2007, and managed by Allan and Ericka Fusilero.

Over the past three years, Twisters achieved revenue of \$1.7 million+ each year while providing the City of Sunnyvale and surrounding areas with positive youth sports instruction and successful competitive teams. Twisters prides itself on creative teaching methods that allows students to train in a positive environment and attain competitive success.

Twisters currently employs 7 full-time employees and 20 part-time employees.

Management Team

Twisters has an experienced management team:

President - Allan Fusilero has been involved in the Gymnastics Industry since 1986. A former member of the 1992 USA Gymnastics Junior National Team, Allan went on to compete for U.C. Berkeley from 1994 to 1998 where he earned a N.C.A.A. Championship as a member of the 1997 and 1998 squads. He has his B.A. in Economics and has been the President and Owner of Twisters since November 2006.

Secretary - Ericka Fusilero has been involved in the Gymnastics Industry since 1985. An All-American and Team Captain of the U.C. Davis Gymnastics Team from 1999 to 2002, Ericka helped her team earn a USA Gymnastics Collegiate National Championship in 1999. In 2009, Ericka became a member of the U.C. Davis Athletic Hall of Fame. She has her B.S. in Child Psychology and has been the Secretary and Owner of Twisters since November 2006.

Managers – Katrina Valencia, Office; Travis Trotter, Preschool Gymnastics; Jonathon Moran, Recreational Gymnastics; Xandrea Lechuga, Special Events; JayAre DeGuzman, Kids' Club.

Mission Statement

Twisters mission is simple. Provide creative and educational based instruction and entertainment in an environment that promotes principles that help lead youth towards a character driven life.

Twisters will offer quality sports instruction and entertainment services to youth ages 18 months to 18 years of age. Twisters will also provide after school activities and shuttle services for kids in the local Santa Clara community.

Benefits to the City of Santa Clara

The fast-growing tech industry has made youth sports centers a valuable service for many families and our local youth needs more businesses that are fitness based. However, the increase in the cost of land and real estate has made it difficult for many of these businesses to operate. 2800 Bowers Avenue is a great location for Twisters based on two main factors:

1. The building's close proximity to other recreational centers (Sky High Sports, Pump It Up, City Beach, and K-1 Speed).
2. The lease rate and term of the building space.

BUSINESS SUMMARY

Twisters provides:

- **Preschool Gymnastics Classes:** Monday through Friday - 9am to 12pm (12 or less students per hour / 3 staff members maximum). *On average, Twisters has approximately 6 students and 2 staff members between 9am and 12pm – Monday to Friday.)*
- **Preschool, Recreational, and Competitive Sports Classes:** Monday through Friday – 3:30pm to 8pm and Saturday – 9am to 1pm (100 or less occupants / 10 staff members maximum). *On average, Twisters has approximately 74 students and 8 employees during Monday through Friday peak hours.* This number represents the **total number** of students and employees throughout this time period. Please see “Ratio of Students and Transportation” below.
- **Birthday Parties:** Saturdays 1:45pm to 6:45pm and Sundays 11am to 5:30pm (30 or less people per party time / 3 staff members maximum)

Twisters **peak hours** are 3:30pm to 6:30pm – Monday through Friday and 9:00am to 12:00pm - Saturday. Twisters **off-peak hours** are 9am to 3:30pm and 6:30pm to 8pm – Monday through Friday.

Ratio of Students and Transportation

On average, 75% of parents of children ages 18 months to 5 years will observe the forty-five-minute class. On average, 90% of parents of children ages 6 to 18 will drop off / pick up. Children ages 6 – 18 years of age make up 90% of participants after 3:30pm.

Morning Classes (Monday through Friday – 9am to 12pm)

- Student Occupants: 6 or less per hour
- Parents Occupants: 5 or less per hour
- Staff Occupants: 2 or less per hour

Total Per Hour: 13 Occupants or less per hour

***Approximate Parking Spaces Needed: 7 Spaces**

Afternoon Classes (Monday through Friday – 3:30pm to 8pm)

- Student Occupants: 6 or less (Tots) / 24 or less (Rec) / 24 or less (Team) = 54

- Parent Occupants: 5 or less (Tots) / 3 or less (Rec) / 3 or less (Team) = 11
- Staff Occupants: 8 or less

Total Per Hour: 73 Occupants or less per hour

***Approximate Parking Spaces Needed: 19 Spaces per hour**

Saturday Classes (9:00am to 1:00pm)

- Student Occupants: 12 or less (Tots) / 48 (Rec) = 60
- Parents Occupants: 10 or less (Tots) / 6 (Rec) = 16
- Staff Occupants: 10

***Approximate Parking Spaces Needed: 26 Spaces per hour**

Weekend Parties (1:45pm / 4:00pm)

- Student Occupants: 30 or less
- Parent Occupants: 24 or less
- Staff Occupants: 3

***Approximate Parking Spaces Needed: 27 Spaces per party**

Industry Overview

Our experience has demonstrated that consumers in this industry primarily focus on the following factors when making purchasing decisions:

In general, customers decide on attending a class based on proximity from their home and price. Afterwards, it's the quality of instruction, cleanliness of the facility, and type of equipment (e.g. foam pit, trampolines, climbing equipment).

MARKETING SUMMARY

Target Markets

Twisters major target markets are as follows:

Twisters places 70% of its marketing efforts towards attaining children ages 18 months to 5 years as clientele. It places 30% of its marketing efforts towards attaining children ages 6 to 12 years.

The estimated number of potential clients within the Company's geographic scope is approximately 35,000.

FINANCIAL PLAN

Twelve Month Profit and Loss Projection

- Monthly expense for salaries and overhead: \$90,000.00 (projected)
- Revenue and sales for the upcoming year of business: \$1,200,000.00 (projected)
- Gross profit for the upcoming year of business: \$130,000.00 (projected)

Hourly Building Occupants (Table)

Time / Occupants	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00am	0	13	13	13	13	13	86
10:00am	0	13	13	13	13	13	86
11:00am	0	13	13	13	13	13	86
12:00pm	2	2	2	2	2	2	86
1:00pm	2	2	2	2	2	2	86
2:00pm	57	2	2	2	2	2	57
3:00pm	57	73	73	73	73	73	57
4:00pm	57	73	73	73	73	73	57
5:00pm	0	73	73	73	73	73	0
6:00pm	0	73	73	73	73	73	0
7:00pm	0	73	73	73	73	73	0
8:00pm	0	73	73	73	73	73	0

Estimated Parking Spaces Needed (Per Hour)

Parking Spaces	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00am	0	7	7	7	7	7	26
10:00am	0	7	7	7	7	7	26
11:00am	0	7	7	7	7	7	26
12:00pm	2	2	2	2	2	2	26
1:00pm	2	2	2	2	2	2	26
2:00pm	27	2	2	2	2	2	27
3:00pm	27	19	19	19	19	19	27
4:00pm	27	19	19	19	19	19	27
5:00pm	0	19	19	19	19	19	0
6:00pm	0	19	19	19	19	19	0
7:00pm	0	19	19	19	19	19	0
8:00pm	0	19	19	19	19	19	0

Interior Door Replacement Company Business Plan 1.3

EXECUTIVE SUMMARY

KBS Radiance, Inc., DBA Interior Door Replacement Company is a California S-Corporation located at 2810 Bowers Ave, Santa Clara 95051. Josh Tseng is the 100% owner who has been operating the business since July 18, 2012. The business was originally located in Mountain View, CA, and was relocated to the current location in March of 2018. Josh Tseng is also the managing member of JST Commercial Properties, LLC which owns and manages the real estate and building located at 2800 and 2810 Bowers Ave, Santa Clara.

BUSINESS DESCRIPTION

Interior Door Replacement Company (IDRC) installs interior and exterior doors and closet doors in residential customer homes around the Bay Area. Customers are located as far as San Francisco, Oakland, Livermore, Gilroy, and Santa Cruz as well as other cities that are closer to Santa Clara. IDRC employs approximately 16 full time employees and operates a paint shop with paint booth, wood shop with CNC milling machine, and a sales showroom in the building located at 2810 Bowers Ave.

BUSINESS OPERATIONS

The Company's 16 employees are categorized as follows:

1. Six door installers/technicians who deliver and install doors in customer homes
2. Three painters/door sanders
3. One shop worker who operates the CNC Milling Machine
4. Three sales specialists who staff the showroom and visit customer homes to provide quotes
5. One production administrator who schedules door installation appointments
6. One general manager
7. One part time bookkeeper

The six employees in category 1 above work from 7am to 3:30pm. These employees are only present in the building between 7am and 8am before they leave to perform their field jobs in customer homes, and between 2:30pm and 3:30m when they return to clean up and prepare for the next day. The remaining employees (categories 2 to 6 above) work from 8am to 4:30pm. Of these employees are two sales specialists who work Tuesday to Saturday. They are usually in the field visiting customer homes between 9am and 3:00pm between Tuesday to Friday, and they also staff the showroom on Saturday (between 10am and 2pm). The part-time bookkeeper works 20 hours per week, between 6am and 10am each work day. Between mid-morning and mid-afternoon hours building occupancy is at its minimal level of about 6 employees.

IDRC's showroom is open during the hours of 8am to 4:30pm Monday to Friday and 10am to 2pm on Saturday. One sales specialist staffs the showroom during weekdays (Monday to Friday) and the other two sales specialists staff the 4 hours on Saturday (these two sales specialists also visit customers

Tuesday to Friday). On typical weekdays about 3 to 5 customers visit, with each visit lasting 30 minutes. On typical Saturdays between 10 to 15 customers may visit. On weekdays it is rare to have more than 1 customer in the showroom at a given time. On Saturdays it is rare to have more than 3 customers visit at a given time.

Below is the estimated building occupancy including both IDRC employees and customers during business hours:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6-7am	1	1	1	1	1	
7-8am	7	7	7	7	7	
8-9am	9	11	11	11	11	
9-10am	9	9	9	9	9	4
10-11am	8	8	8	8	8	4
11-12pm	8	8	8	8	8	4
12-1pm	8	8	8	8	8	4
1-2pm	8	8	8	8	8	
2-3pm	14	14	14	14	14	
3-4pm	14	16	16	16	16	
4-5pm	8	10	10	10	10	

There is a dedicated ADA compliant restroom located at 2810 Bowers that is for the exclusive use of the field workers, painters and shop workers who are employees of IDRC. The shared restrooms are only to be used by visiting IDRC customers, sales staff, and office staff.

With regard to the parking available on site all parking spaces are made available as needed to support the operations of each business occupying the building. The gate in the north parking lot is kept open during business hours, allowing access to delivery vehicles as well as customers and employees during business hours.