



City of Santa Clara

Planning Commission
September 22, 2021

2931 El Camino Real

Public Hearing Item # 2.
PLN2020-14358



2931 El Camino Real

Request

Amend the existing Use Permit (PLN2018-13414) for outdoor activity associated with the child daycare/preschool facility to allow the expansion of the existing facility and modify the existing outdoor activity area on two contiguous parcels located at 2931 El Camino Real.



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Background

- Child Care Facility is an allowed use in the Commercial Throughfare (CT) Zoning District.
- Per SCCC Section 18.38.040(c), outdoor activity associated with the permitted use is required to obtain a Use Permit.
- On October 24, 2018, Planning Commission approved a Use Permit (PLN2018-13414) to allow 12,650 square foot outdoor activity associated with the proposed child daycare/preschool facility (Vidyarambh).



2931 El Camino Real

Site

- Site Area: 1.33 acres (58,000 sq. ft)
- General Plan:
Community Mixed Use
- Zoning: (CT)
- Approximately 40,698 square feet of the space leased to current Child daycare facility.





2931 El Camino Real

Street View





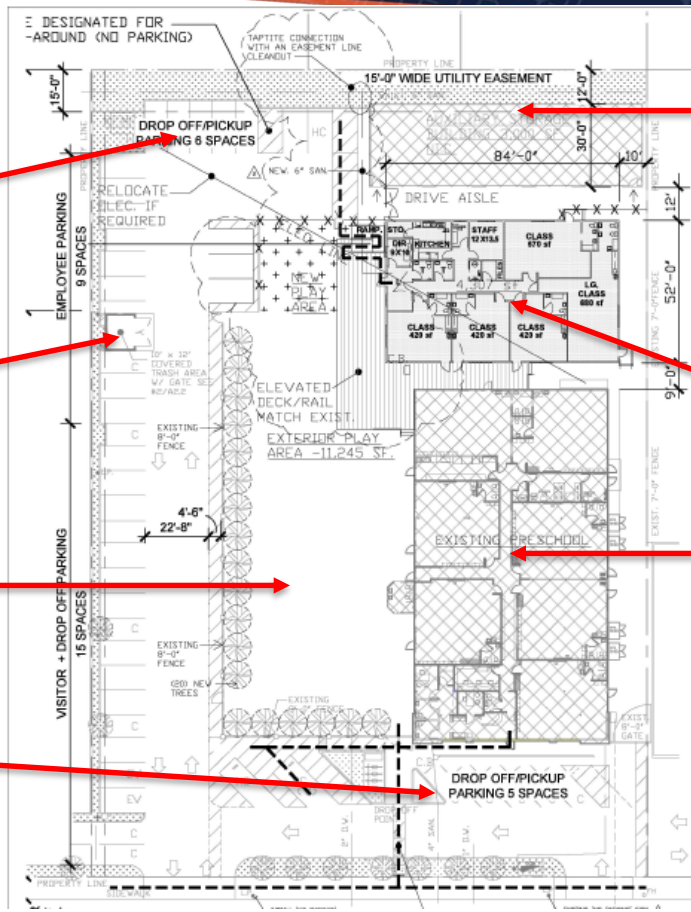
2931 El Camino Real Site Plan

Drop off
area for
existing
facility

Trash
Enclosure

Outdoor
Play
Area

Drop off
area for
existing
facility



Non-
conforming
shed (not
part of the
project)

Proposed
extension

Existing
Facility

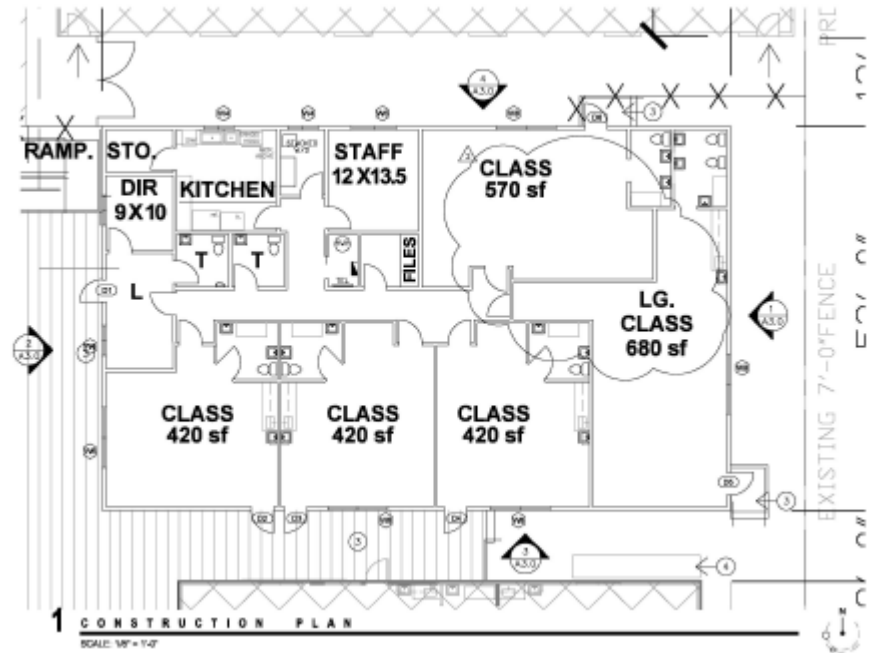
- 9,000 sq. ft. one story building
- 7 classrooms, offices/reception area, and a kitchen
- 12,650 sq. ft. outdoor activity area
- 28 Parking spaces
- 167 children (70 full time, 97 part time), max 120 children at a given time.
- 9-12 staff members.
- Operates Monday through Friday from 8:00 a.m. to 6:30 p.m.



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Proposed Extension

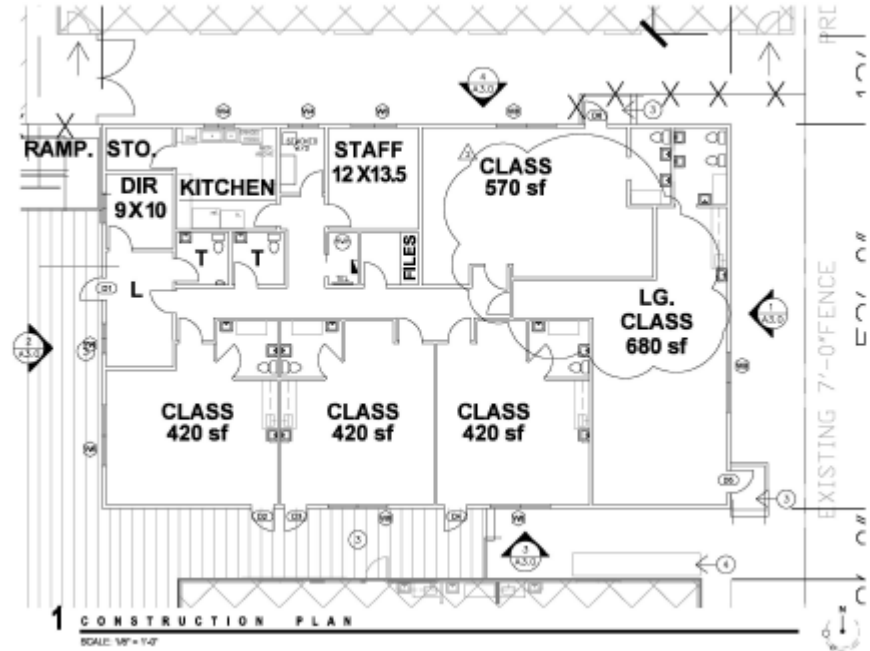
- 4,307 sq. ft. modular building
- 5 classrooms, offices/reception area, and a kitchen
- 11,700 sq. ft. outdoor activity area
- 44 Parking spaces
- Additional 73 children (48 full time, 25 part time).
- Additional 9-12 staff members.
- Operates Monday through Friday from 8:00 a.m. to 6:30 p.m.





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Proposed Extension





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Project Data

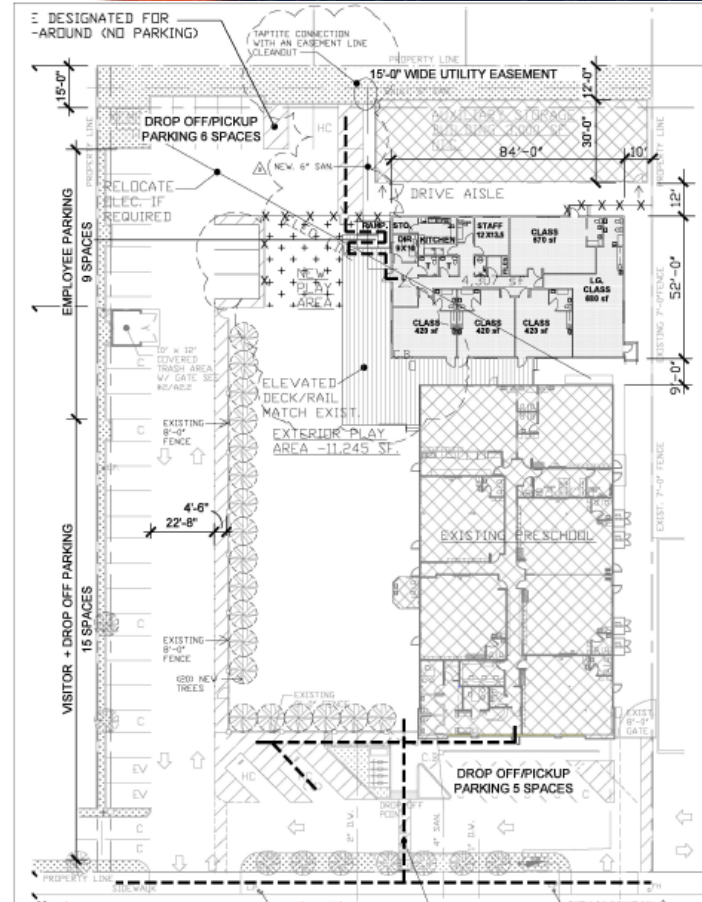
	Existing	Proposed
General Plan Designation	Community Mixed Use	Same
Zoning District	Thoroughfare Commercial	Same
Lot Size	1.3 acres (58,000 sq. ft.)	Same
Land Use	9,000 square foot child care facility building 3,000 square foot shed (not in scope)	9,000 square foot child care facility building 4,307 square feet extension building 3,000 square foot shed (not in scope)
Outdoor Activity Area	12,650 square feet	11,700 square feet
Stories / Total Height	One-story	same
Parking	26 (required 9 spaces)	44 (required 17 spaces)
Bicycle Parking	1 Class I bicycle space and 4 Class II bicycle spaces	same



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Proposed Child Daycare Facility

- 9,000 sq. ft. one story building and a 4,307 sq. ft. modular building
- 12 classrooms, 5 offices, reception area and kitchen in each building.
- 11,700 sq. ft. outdoor activity area
- 44 Parking spaces
- 240 children (118 full time, 122 part time).
- 18-24 staff members.
- Operates Monday through Friday from 8:00 a.m. to 6:30 p.m.





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Proposed Child Daycare Facility

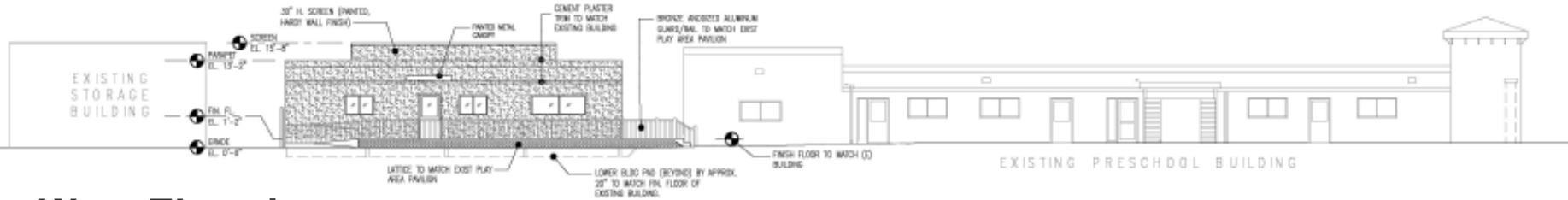
- 9,000 sq. ft. one story building and a 4,307 sq. ft. modular building
- 12 classrooms, 5 offices, reception area and kitchen in each building.
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Category	Num. students	Drop off time	Pick up time
Full-time pre-school (Main Building)	70	8:00-8:30AM	5:00-5:30PM
Part-time pre-school (Main Building)	47	9:00-9:30 AM	12:00-12:30AM
After school (Main Building)	50	1:30 – 3:30PM	6:00-6:30PM
I&T(Extension Building)	48	8:30 – 9:00AM	5:30-6:00PM
After school (Extension Building)	25	1:30-3:30PM	6:00-6:30PM



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Elevations



- West Elevation



East Elevation



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Proposed Child Daycare Facility

- The applicant provided a trip generation analysis prepared by Hexagon Transportation Consultants, Inc. The analysis concluded that project would generate fewer than 100 peak-hour trips and additional traffic studies are not necessary.
- A noise study was conducted to analyze the noise impacts from the new building to the adjacent residential developments found the noise levels to be within the allowable limits indicated in the General Plan.



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Public Comments

- No Public Comments have been received in support or in opposition of the project.
- No reported violations or service notices on the existing facility.



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Staff Recommendation

Adopt the Resolution to approve the amendment to the existing Use Permit (PLN2018-13414) for outdoor activity associated with a child day care facility at 2931 El Camino Real, subject to conditions of approval.



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