



CITY OF CAMPBELL
Community Development Department

November 16, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **November 27, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Igor Ushomirsky, on behalf of Starbright School, for a Modification (PLN2018-262) of a previously Modified Conditional Use Permit for a commercial day care center to also allow use of the facility as a community/cultural/recreation center, public assembly use, large tutoring center, and large studio and permit late night activities for indoor janitorial services on property located at **1806 W. Campbell Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1806 W. Campbell Avenue**

Project Location Map



Project Location: 1806 W. Campbell Avenue

Application Type: Modification

Planning File No.: PLN2018-262

Description: For a commercial day care center to also allow use of the facility as a community/cultural/recreation center, public assembly use, large tutoring center, and large studio and permit late night activities for indoor janitorial services.



Community Development Department
Planning Division



1806 W. Campbell Ave., Campbell, California
www.starbright.com

Project Description
for Modification of Conditional Use Permit (PLN2007-98),
as previously modified (PLN2013-41)

September 14, 2018

Submitted by:

Igor Ushomirsky
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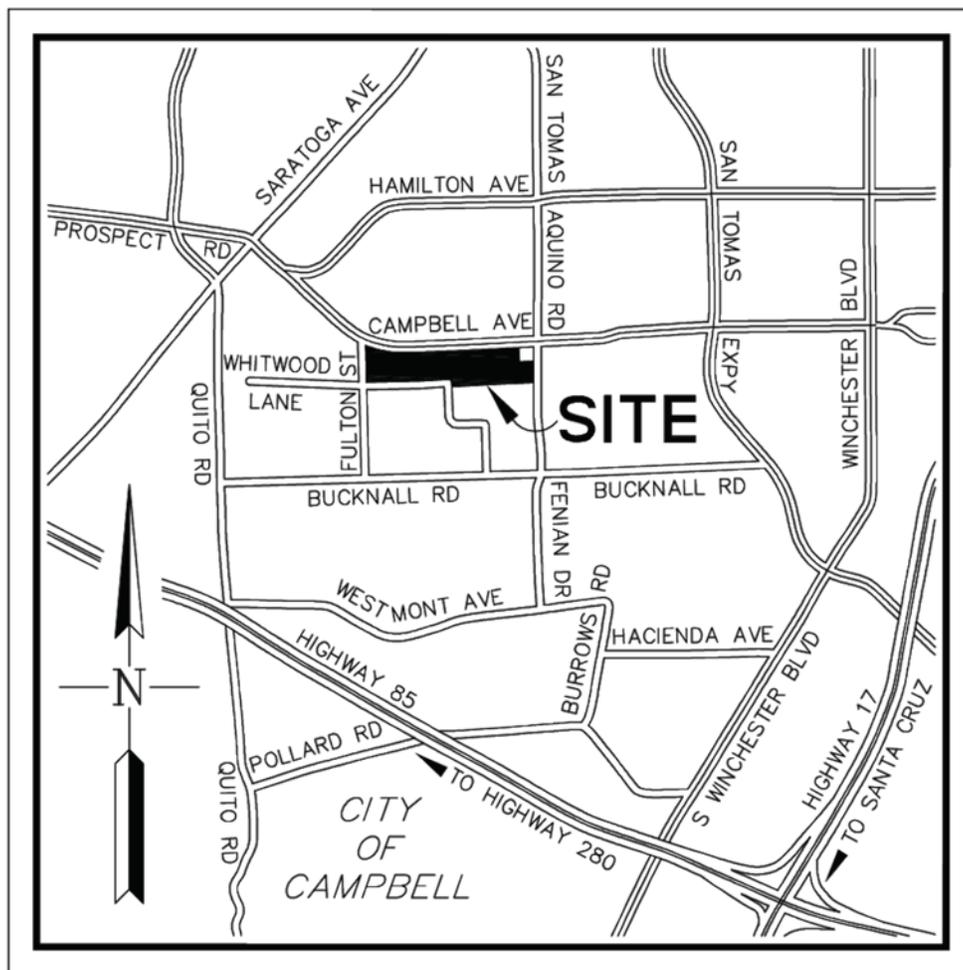
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- Appendix A: Photo-documentation of parking usage

I. INTRODUCTION

Starbright School submits this application to modify its existing conditional use permit in order to (a) add additional permitted uses which have proven to be compatible with the surrounding uses in this C-1 zoning district, (b) specify the hours for these additional uses, and (c) propose certain limitations and conditions for these additional uses.

II. LOCATION AND LAYOUT



VICINITY MAP
(NOT TO SCALE)

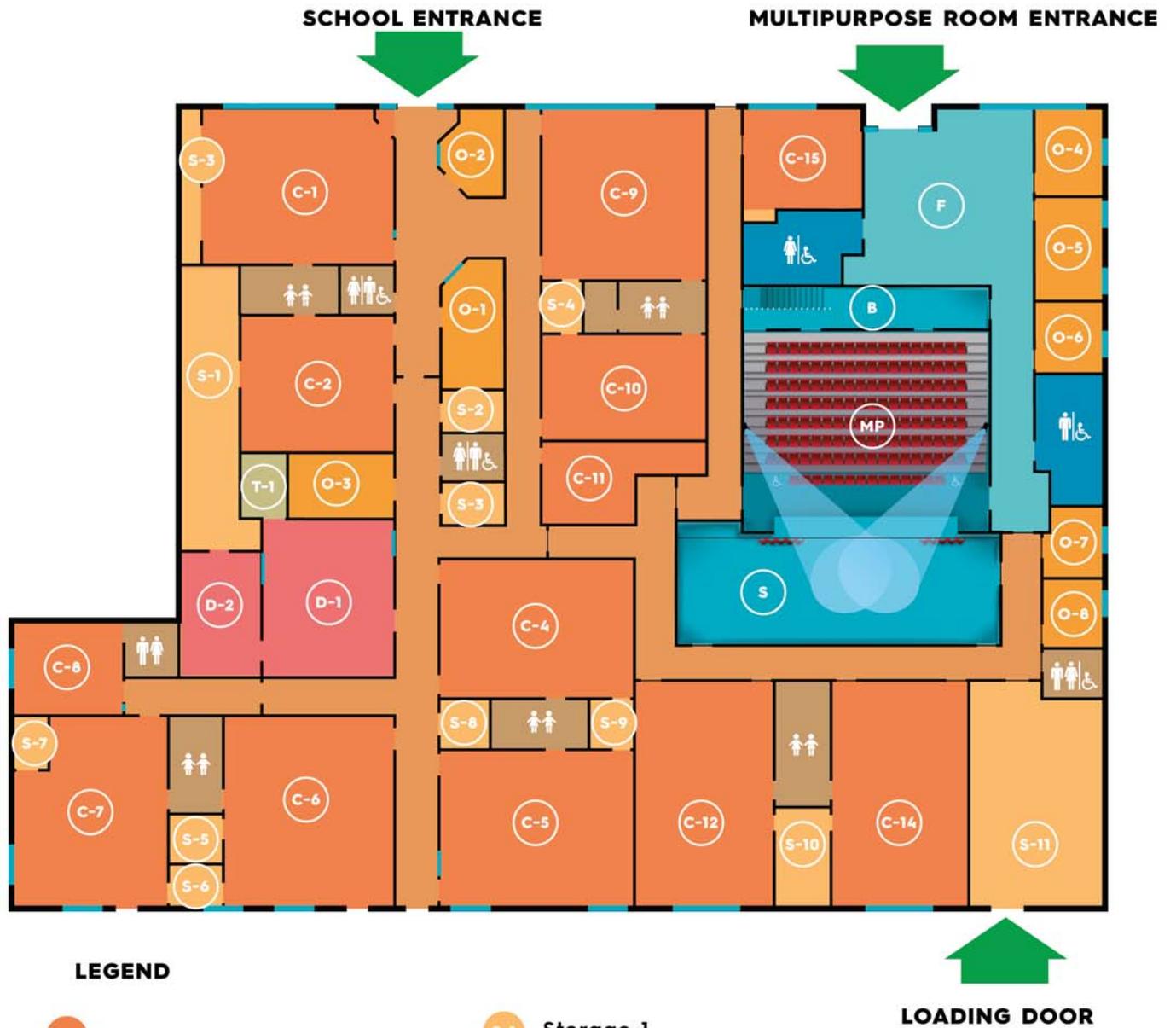
Figure 1 - Vicinity Map



LEGEND

- 1** School Entrance
- 2** Multipurpose Room Entrance
- 3** Loading Door
- 4** 7:30am - 6:00pm Student Drop Off / Pick Up Zone
6:00pm - 11:00pm Audience Parking
- 5** Trash Enclosure

Figure 2 - Site Plan

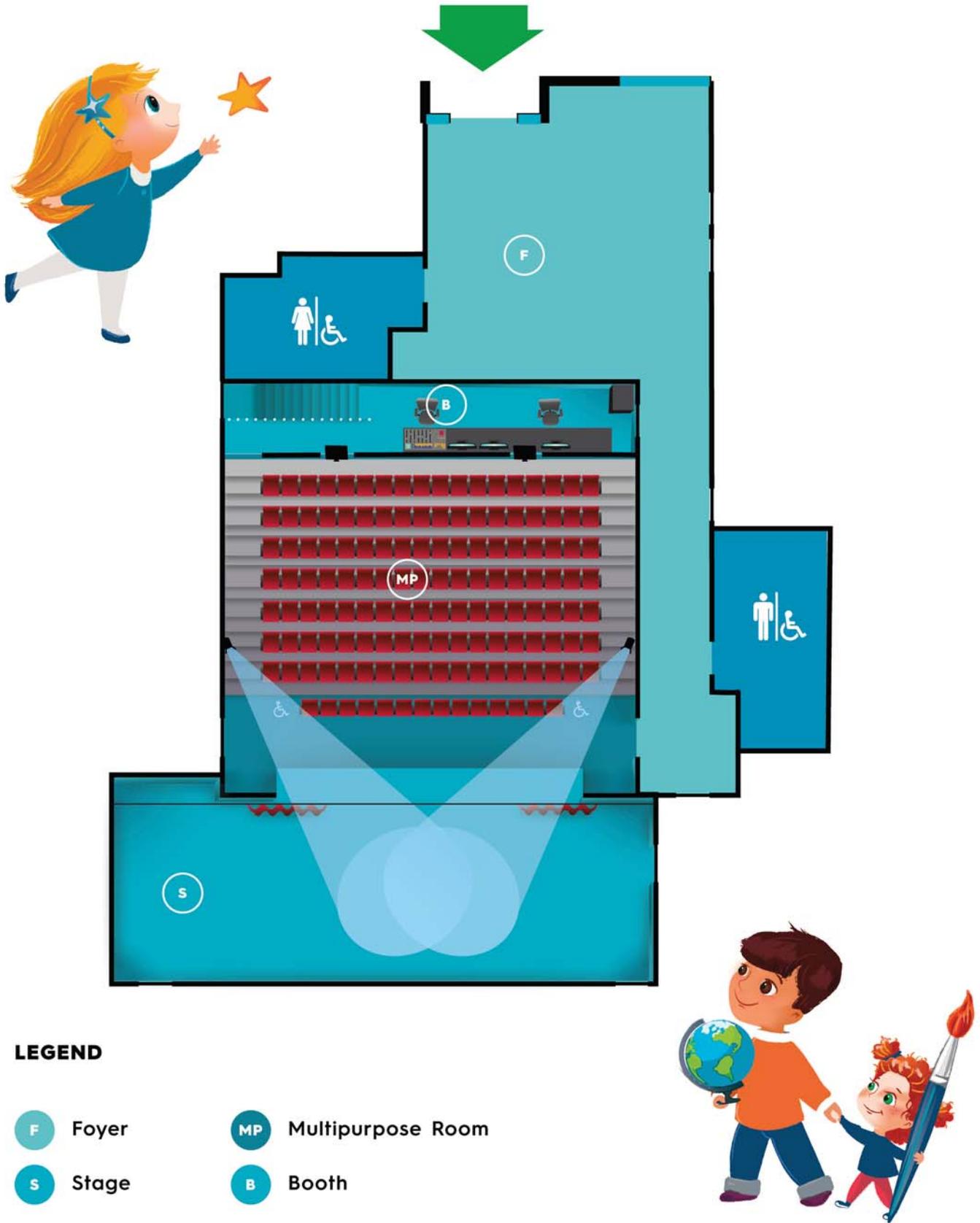


LEGEND

- | | |
|--|--|
| C-1 Class 1 | S-1 Storage 1 |
| ⋮ | ⋮ |
| C-15 Class 15 | S-11 Storage 11 |
| O-1 Office 1 | F Foyer |
| ⋮ | S Stage |
| O-8 Office 8 | MP Multipurpose Room |
| D-1 Dining Hall | B Booth |
| D-2 Kitchen | |
| T-1 Teacher's Lounge | |

Figure 3 - Starbright School Overview

MULTIPURPOSE ROOM ENTRANCE



LEGEND

- F Foyer
- MP Multipurpose Room
- S Stage
- B Booth

Figure 4 - Multipurpose Room Overview

III. BACKGROUND

Starbright School is a leading early childhood education institution that is proud to have celebrated its 25th Anniversary in 2017. The company is family-owned and operated. Starbright School has operated a campus in San Jose since 1992 and a campus in Campbell since 2006. Starbright School offers preschool and kindergarten education with an emphasis on a balanced academic curriculum for ages 2-6 years old, as well as numerous Enrichment Program classes for ages 2-6 years old, and through this use permit modification proposes to extend the age range for those classes to 18 years old. Enrichment Programs include a wide variety of on-campus classes such as math, science, art, languages, gymnastics, choir, dance and musical theater.

While Starbright is first and foremost a Preschool and Kindergarten facility, the school's unique differentiator and its "calling card" has been its strong Performing Arts program. In addition to academic subjects, each school year hundreds of Starbright students enjoy choir, dance and musical theater classes -- and showcase their accomplishments by performing in the Annual Dance & Choir Concerts, as well as Musical Theater productions. Just as importantly, thousands of children get to experience the magic of live performing arts by attending these productions, and watching their peers on stage.

In 2000, Starbright School's performing arts program was born to humble beginnings in a regular-size classroom at the San Jose campus. There was no stage, no equipment, and very little space for the parents who came to watch those first plays and recitals.

In 2006, when Starbright opened its Campbell campus, a larger classroom was allocated inside the new campus to provide a venue for dance, choir, and musical theater classes and performances. This classroom was Starbright's first "multipurpose room" and initially boasted a tiny stage constructed out of portable risers, a handful of stage lights controlled by simple wall dimmers, and two CD players for playing music during the shows. But with each school year, the performing arts program exponentially grew in popularity. The number of students who wanted to participate in productions, and the number of parents who wanted to attend the shows, far exceeded the limited facilities of that first "multipurpose room".

Over its 19 seasons, the school's performing arts program became widely known throughout the community, with both parents and children colloquially referring to it as "Starbright Theater". Enrolling in "Starbright Theater" classes was greatly sought after. Performing in a "Starbright Theater" musical was viewed as a wonderful accomplishment for every child.

In 2013, an adjacent tenant space became available, and Starbright leased it to build out three new classrooms, offices for the school staff, but most importantly -- a much larger multipurpose room, which would serve as a venue for Starbright's extraordinarily popular Performing Arts program -- a program, which by that time, almost everyone in the community called "Starbright Theater".

Once the new space was built out in compliance with the City's building permit requirements, the "Starbright Theater" Performing Arts program was able to really spread its wings. The new multipurpose room afforded students unprecedented opportunities to study, rehearse, and perform on a large, professionally-equipped stage. Due to the larger seating capacity, the venue

also afforded many more people an opportunity to attend those shows. The new multipurpose room featured raked retractable seating, where every row was elevated -- which meant that even the youngest audience members had a perfect unobstructed view of the stage from every seat.

Since Starbright School shows feature high production values, offer affordable tickets, and are held in a child-friendly venue, they draw an audience of not only family members, but the local community at large.

For four years, Starbright School has used its multipurpose room to provide an opportunity for thousands of children to participate in -- and experience -- dance, music, theater, cultural and educational events.

Starbright School's vision and mission is to offer exceptional educational opportunities, to support and nurture the arts, to bring affordable high-quality family entertainment to the local community, and to utilize its multipurpose room to host a wide variety of events.

Through this application Starbright School seeks to expand its educational and artistic offerings to a broader community, and make its facilities available as a resource to community organizations, artists, businesses, and other schools.

IV. REQUESTED MODIFICATIONS

Starbright School is **not** proposing any physical modifications to the building.

All modifications relate only to expanding the hours, and expanding the types of use, which would allow Starbright School to better utilize its facilities to serve the neighborhood.

A. Use and Capacity

Table 1 - Use and Capacity

	Current CUP	Modified CUP
Type of Use	<ul style="list-style-type: none">● Commercial day care center	<ul style="list-style-type: none">● Commercial day care center● Tutoring Center/Studio● Community Center● Public Assembly
Maximum number of students of any age on campus at any one time	180	No change
Multipurpose Room Seating Capacity	142	No change
Number of Employees	22	24

Commercial day care center:

Starbright School intends to continue operating its day care center with no changes, since Preschool and Kindergarten constitute Starbright's core business. Starbright School's Preschool and Kindergarten accepts children ages 2 through 6 years old. The maximum capacity is capped at 180 students by license issued to Starbright from the Department of Social Services (DSS). No change in capacity is proposed.

Tutoring Center/Studio:

Starbright School will also continue offering the same wide variety of Enrichment Programs, which includes on-campus classes in math, science, art, languages, gymnastics, choir, dance, musical theater, etc... Currently, the full range of these classes is offered to preschool students (2-6 years old), with different classes sometimes taking place in different classrooms simultaneously.

Starbright seeks to expand its existing Enrichment Program offerings to up to 30 school-age students (ages 6-18 years old). Starbright anticipates that such additional classes would take place in the multipurpose room, and would not impact the existing daycare use in other classrooms. School-age students would **not** use Classrooms 12 or 14, (Refer to Figure 3, rooms labeled C-12 and C-14) and Classrooms 12 and 14 will remain exclusively dedicated to day care use only.

Enrichment Programs will **not** increase the school capacity, as all Day care students and all Tutoring Center/Studio students **combined** will **not exceed 180** total at any one time.

Community/Cultural/Recreation Center, Public Assembly (“Community Use”)

While Silicon Valley is home to a wide variety of arts education programs and independent artists, it faces a dire shortage of community spaces to serve as performance and exhibition venues. Unaware that a use permit modification was needed, Starbright has made its multipurpose room available for rental over the past four years, and the substantial interest received underscores the need for such a space in our community.

In keeping with its artistic and educational mission, Starbright's vision is to support local artists, arts education programs, cultural groups, and community groups in Campbell and throughout Silicon Valley by making its venue and equipment available as a lower cost alternative to traditional full time theaters and full time concert halls for a wide range of community events and artistic endeavors.

The majority of the uses are by local community organizations, local arts education groups, children's dance and ballet schools, independent artists, and ethnic cultural organizations. The multipurpose room has been a resource for local independent artists, as a venue for film festivals, art exhibitions, book fairs, arts and craft fairs, video and photo shoots.

EXAMPLES OF THIRD-PARTY USE

Examples of the events and organizations that have been hosted in Starbright's multipurpose room:

Starting Arts

- A non-profit organization dedicated to promoting quality arts education for students in public schools. Starting Arts provides hands-on arts experience in four disciplines (dance, music, theatre and visual arts) in classes taught by skilled professional artists. At the conclusion of an educational program conducted by Starting Arts at other locations, each group of students came to Starbright's venue to showcase what they have learned: which is performing a musical for their parents and friends.

Youth Focus

- Youth Focus is an organization that promotes leadership skills, and gives scholarships to children involved in community services. Events at Starbright by Youth Focus have provided opportunities for youth to participate in educational, cultural and community enrichment programs and to win scholarships.

Jewish Circle Theater

- A non-profit Jewish community group of amateur actors that produces culturally-relevant plays in Hebrew to promote diversity of the Jewish people and to celebrate the richness of Jewish learning and heritage.

San Jose Short Film Festival

- The festival presents an incredible array of World Class short films from across the globe to excited local audiences. Beyond simply screening the films, the festival includes a wide variety of special events, such as Q&A sessions with filmmakers..

Business Meetings and Seminars

- Business meeting and seminars at Starbright have included a meeting of the Volvo Group, and a business meeting by Palo Alto Networks

Book Fairs and Book Events

- Books fairs have included the semi-annual Scholastic Children's Book Fairs and the semi-annual Russian Book Fairs. Other literature-related events have included book readings and "Meet Clifford" events for children.

Celebrations

- Hanukkah celebration and reception by a local Jewish community group

Art Exhibitions; Fairs

- Fine-art exhibits by local artists
- A holiday-themed arts & crafts fair representing local women artisans and crafters

B. Hours

Table 2 - Hours

	Current CUP	Modified CUP
Day Care: Business/Public Days	Monday-Friday	No change
Day Care: Business/Public Hours Opening Time	7:30am	No change
Day Care: Business/Public Hours Closing Time	6:00pm	No change
Day Care: Outdoor Playground Use	8am-6pm	No change
Tutoring Center/Studio: Classes	-	<ul style="list-style-type: none"> ● Mon-Fri, 7:30am-9pm ● Sat-Sun, 8am-9pm
Tutoring Center/Studio: Performances by/for students and school events in the Multipurpose Room	-	<ul style="list-style-type: none"> ● Mon-Fri, 7:30am-10pm ● Sat-Sun, 8am-10pm
Community Use: Operating Hours	-	<ul style="list-style-type: none"> ● Mon-Sun, 7:30am-11pm
Community Use: Business/Public Hours	-	<ul style="list-style-type: none"> ● Mon-Fri, 6:30pm-11pm ● Sat-Sun, 7:30am-11pm
Janitorial Service Time: mopping floors, cleaning restrooms (facility interior only)	Mon-Fri, 7am-7pm Sat-Sun, 8am-5pm	Any time

Starbright School seeks to expand some of its business/public hours to match the business/public hours of the Kirkwood Plaza. (Refer to Table 3.) The expanded hours would allow Starbright School to better utilize its facilities to serve the neighborhood.

Table 3 - Kirkwood Plaza Business/Public Hours

Business Name	Type	Business/Public Hours
Australian Tan	Tanning Salon	Mon-Fri 9AM-9PM Sat 9AM-6PM Sun 10AM-5PM
Starbucks	Coffee Shop	Mon-Fri 5AM-9PM Sat-Sun 5:30AM-9PM
Right Stuff Health Club	Gym	Mon-Fri 5AM-11PM Sat 7AM-8PM Sun 8AM-8PM
Baskin-Robbins	Ice Cream Shop	Mon-Sun 11AM-10PM
Capers	Restaurant	Mon-Thur 11AM-11PM Fri-Sat 9AM-11:30PM Sun 9AM-10PM
Forthright Oyster Bar & Kitchen	Restaurant	Mon-Tue 4PM-9PM Wed-Thur 11:30AM-9PM Fri 11:30AM-10PM Sat 10AM-10PM Sun 10AM-9PM
Nob Hill Foods	Grocery Store	Mon-Sat 6AM-11PM Sun 6AM-10PM

Day Care: Business/Public Hours

Starbright does **not** intend to modify the Business/Public Hours of its Preschool and Kindergarten. These hours will remain Mon-Fri, 7:30am-6:00pm. (This excludes the customary and reasonable use of the facility for administrative activity, up to, but not past, 11:00 pm.) Outdoor playground hours will also remain the same: Mon-Fri, 8:00am-6:00pm. Daycare will **not** be open on Saturday or Sunday.

Tutoring Center/Studio Classes and Performances

Starbright seeks to make its Enrichment Program classes and performances by students available during a wider range of business hours. During these hours, Enrichment Program classes could be conducted, or Starbright students enrolled in its Performing Arts program could be rehearsing or performing in the multipurpose room.

School Events in the Multipurpose Room

Starbright seeks to conduct its own events in its multipurpose room during a wider range of business hours. Such events typically include Starbright students, and/or their parents.

Community Use: Operating Hours

This involves use of the multipurpose room by third parties. The Operation Hours of the Community Use may include such activities in the multipurpose room as setting up for an event, rehearsing, or packing up after the event. During such activities, only a small number of people directly involved with the activity are present in the multipurpose room. The multipurpose room is not open to the public and no audience is present. During such Operating Hours, there are multi-layer Security Procedures implemented by Starbright School, and such procedures are detailed later in this document.

Community Use: Business/Public Hours

This involves use of the multipurpose room by third parties. The Business/Public Hours are those times when the event or performance is open to the public and/or the audience is present in the multipurpose room. This would **not** overlap with the Daycare use (which occurs Mon-Fri, 7:30am-6:00pm), and would begin no earlier than 6:30pm Mon-Fri. This staggering of activities would allow for the Daycare traffic to exit before any event attendee traffic arrives.

Janitorial Service Time

This is customary and typical janitorial service of the facility **interior** only, which typically includes mopping floors, cleaning/disinfecting restrooms, etc. Such janitorial activities must be performed outside of the school operating hours, so as to not interfere with classes and not endanger children through exposure to cleaning/disinfecting solutions.

V. PROPOSED ADDITIONAL CONDITIONS

As part of the venue rental agreement, Starbright intends to place a number of conditions upon renters of the multipurpose room, including: no sale or consumption of alcohol, no adult-oriented entertainment, no disposing of food on site, a requirement to comply with all applicable laws and city ordinances, and a requirement to obtain any necessary permits (such as sales permits). These requirements could be made conditions of approval of the modified use permit.

VI. PARKING

The Land Title Survey (included with this CUP application) conducted by Sierra West Land Surveying, Inc. states that there is a total of 620 parking spaces on the Kirkwood Plaza.

Plaza parking is typically not at capacity.

Out of those total 620 parking spaces, we are proposing to utilize ten (10) spaces which are directly in front of the Starbright building (refer to the Site Plan on Page 4, Figure 2, label 4) as follows:

- Mon-Fri, 7:30am - 6:00pm: for reasons of child safety, designated for parents to Drop-Off / Pick-Up children
- All other times: public parking, which would include event audiences

The Staff Report - Planning Commission Meeting of May 28, 2013 (PLN2013-41), states that the proposed expansion of Starbright School *“would generate a total parking requirement of 58 parking spaces, which constitutes an increase of 11 spaces over the current parking requirement of 47 spaces. Pursuant to the Campbell Parking and Loading Ordinance, one parking space for every 200 square feet of gross floor area was required for the previous retail use, or 36 parking spaces. As the expansion of the commercial daycare use within the previously occupied tenant space only generates demand of 11 spaces, no parking deficiency will be created by the expansion”*. This means that total number of parking spaces available to Starbright School after the 2013 expansion equals 83 (47+36).

Pursuant to City of Campbell Ordinance (21.28.040), parking requirements for Commercial day care center are 1 space for each employee plus 1 space for each 5 children. The 2013 CUP sets Starbright School's capacity at 180 children and 22 employees. Starbright anticipates adding 2 employees, which would increase the number of employees to 24. Therefore, the parking demand is as follows:

180 children / 5 = 36 parking spaces
24 employees = 24 parking spaces
36 + 24 = **60 parking spaces total**

Pursuant to City of Campbell Ordinance (21.28.040), parking requirements for “Community/cultural/recreational center”, “Studios, large” and “Tutoring center, large” are 1 space for each 200 sq. ft. of gross floor area. Gross floor area of multipurpose room including dressing room, lobby, hallways and public restrooms is 3,941 sq ft. (Refer to Figure 5) Therefore, the parking demand is as follows:

Gross Floor Area = 3,941 sq ft
3,941 sq ft / 200 = **20 parking spaces total**

Pursuant to City of Campbell Ordinance (21.28.040), parking requirements for Places of public assembly are 1 space for each 4 seats, plus 1 space for each 40 sq. ft. of public assembly seating area, if the seats are not fixed. Seating area is 1,027.4 sq ft. (Refer to Figure 5). Therefore, for Public Assembly use, the parking demand is calculated as follows:

Number of Seats = 142
Seating Area = 1,027.4 sq ft
142 seats / 4 = 36 parking spaces
1,027.4 sq ft / 40 sq ft = 26 parking spaces
36 + 26 = **62 parking spaces total**

Since the proposed Commercial Day Care Center use and the proposed Community/Cultural/Recreational Center, Public Assembly use do **not** overlap in Business/Public hours, and there is a 30 minute gap between the Business/Public hours, only a maximum parking demand of 62 parking spaces is generated at any one time.

This is significantly **less** than the **83 spaces available** to Starbright School after the 2013 expansion, per the Staff Report in PLN2013-41.

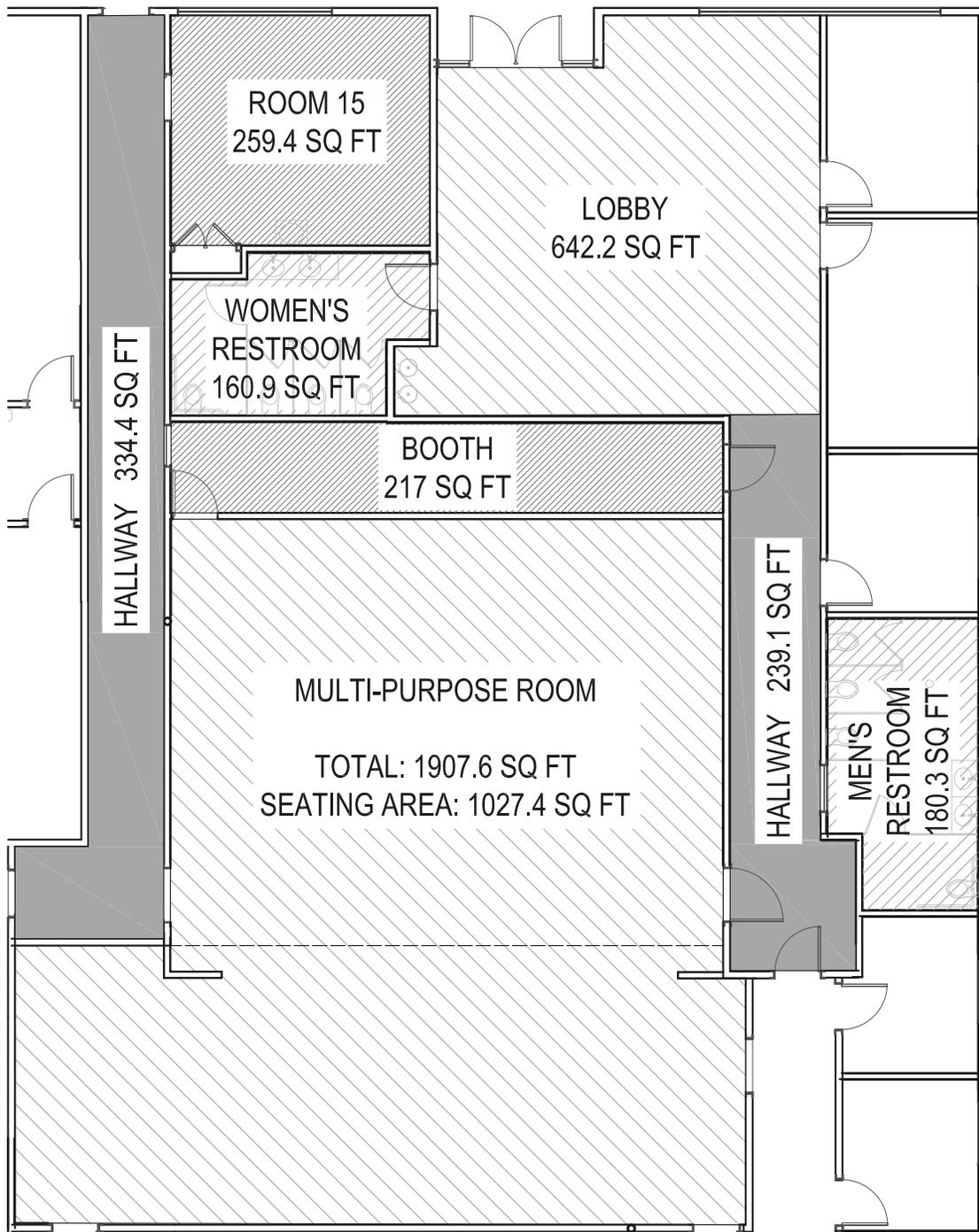


Figure 5 - Area Square Footage

Table 4 - Parking

	Current CUP	Modified CUP
Parking spaces available to Starbright School	83	83
Required parking spaces	58	62
Surplus of parking spaces	25	21

The neighboring businesses in the shopping center have specified in their letters that they have never experienced parking problems during events at Starbright.

Starbright had photo-documented the parking usage **during** several events occurring in Starbright's multipurpose room (refer to Table 5) to demonstrate that the Starbright events do **not** cause full utilization of the parking immediately adjacent to the Starbright building, nor do they cause any shortage of parking spaces in the shopping center. Please see **APPENDIX A** for the timestamped photos, which demonstrate dramatically that at no time before or during the event was there a shortage of parking. The photos show a large number of empty parking spaces immediately in front of, behind, and to the side of the Starbright building.

Table 5

Event Date	Day of Week	Event Start Time	Audience Size
July 20, 2018	Friday	7:00pm	137
July 21, 2018	Saturday	7:00pm	109
July 22, 2018	Sunday	2:00pm	81
July 22, 2018	Sunday	7:00pm	142

VII. POTENTIAL IMPACTS OF THE MODIFIED USE

A. Noise Attenuation

The multipurpose room is located in the interior of the building (with rooms separating it from the exterior walls of the building) and is well insulated. There are three walls on each side of the multipurpose room that separate it from the outside. This assures that no sound from the sound system in the room can escape to the street.

B. Beneficial Community Impacts

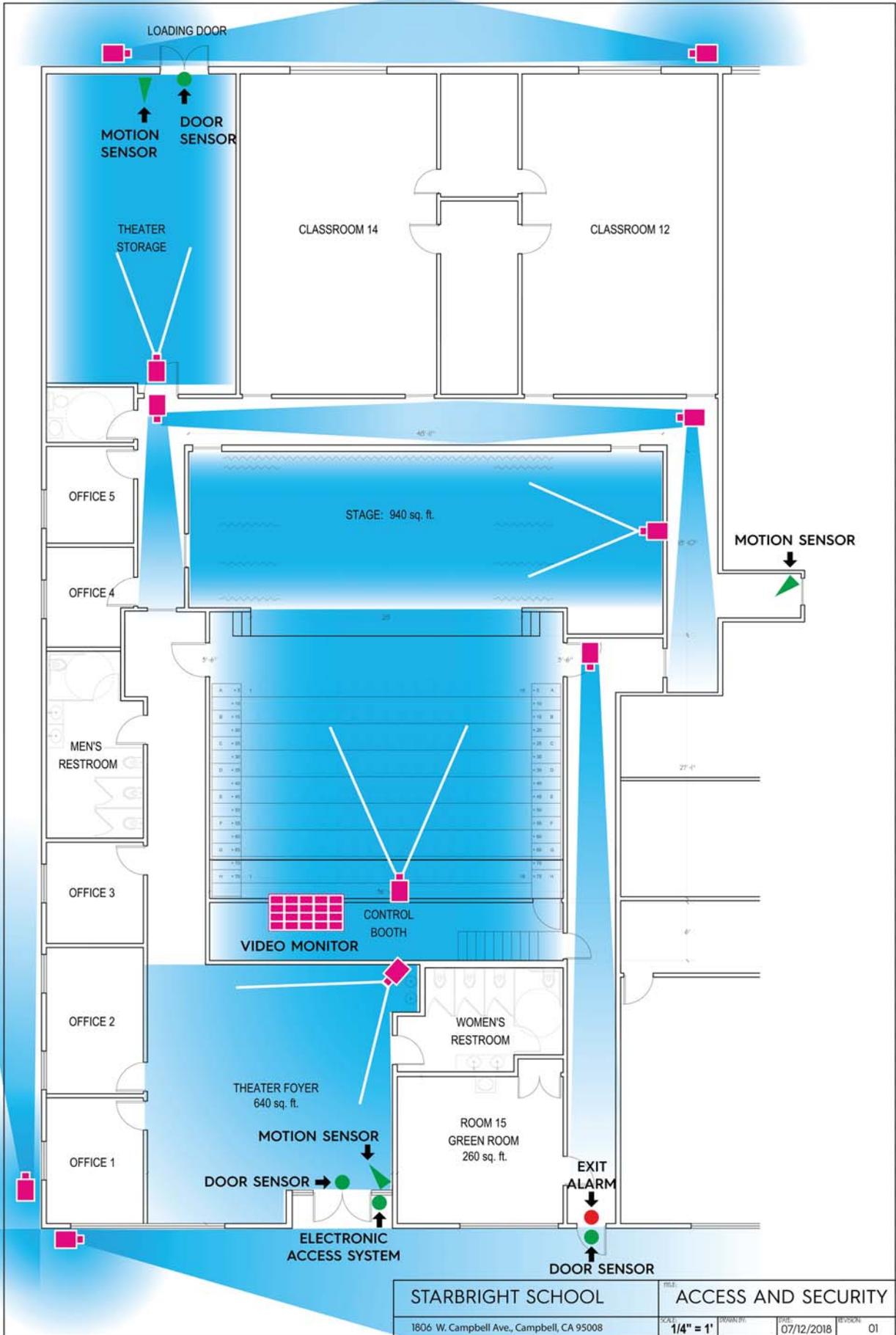
In addition to providing an event space and artistic resources to the broader community, Starbright's activities provide significant benefits to its neighbors in Kirkwood Plaza. Starbright's internal and external events draw patrons to the plaza, which increases foot traffic for other retailers, restaurants, and coffee shops. Stores and cafes in the plaza have requested advance notice of events because they stock additional goods and schedule additional staff to handle the increased business generated by the events.

Starbright has been making its multipurpose room available to the community for four years, without causing any problems in the immediate area. The absence of any complaints over that four plus year history demonstrates qualitatively that the use of the multipurpose room that Starbright wants to secure through this modification of its use permit is a use that is compatible with the C-1 neighborhood where Starbright is located.

VIII. STARBRIGHT SCHOOL SECURITY PROCEDURES

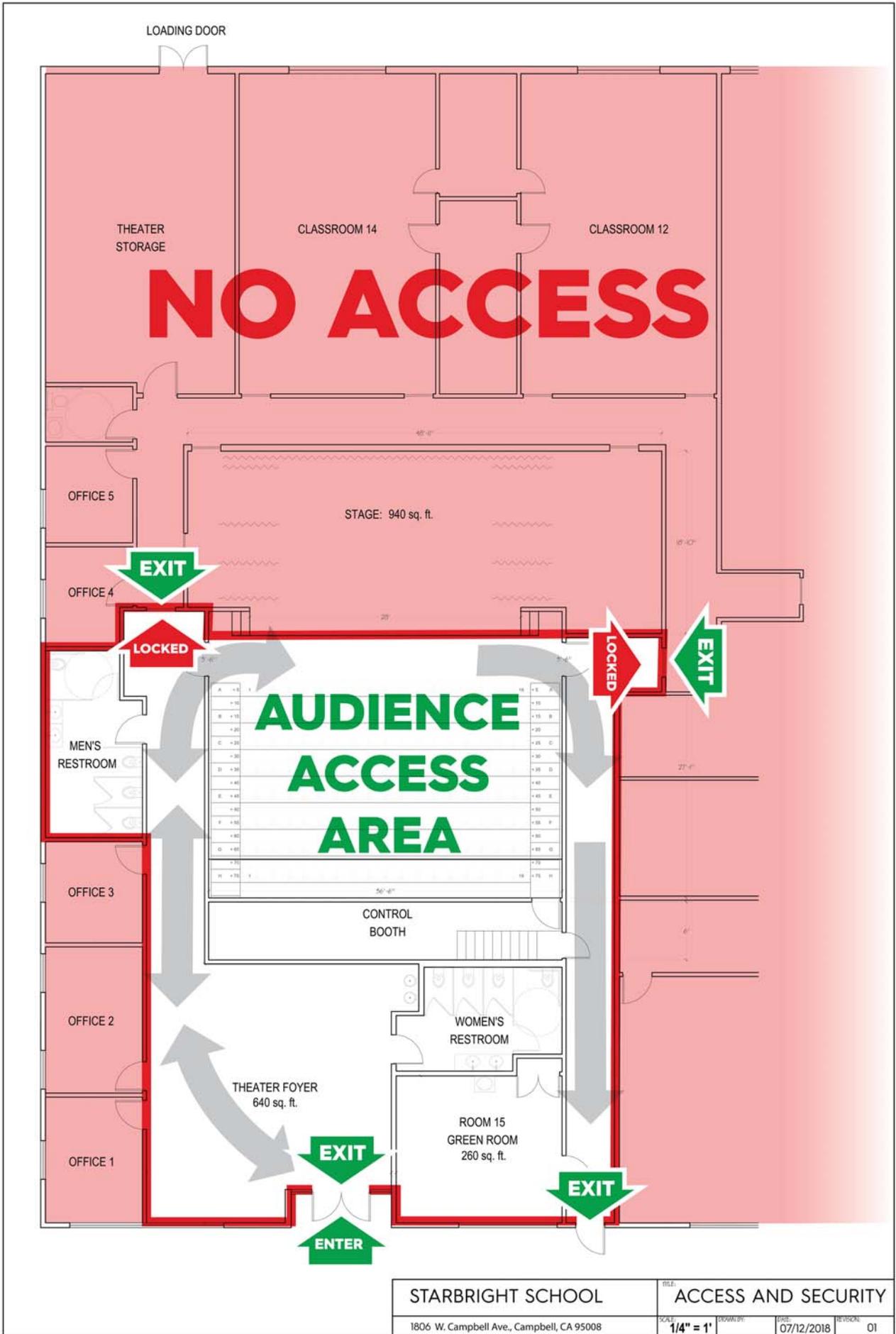
The following is a description of Starbright's existing security plan, the continuation of which could be made a condition of approval for the modified use permit.

1. **MULTI-LAYER SECURITY:** A well established security best-practice is to utilize a "multi-layer" approach to any security implementation. Starbright School utilizes such an approach, overlaying numerous security procedures and technologies, to create a highly safe and secure environment within the school. The following document outlines the numerous layers of security precautions, measures, procedures and technologies currently implemented at Starbright School.
2. **PROVEN SAFETY AND SECURITY:** Using this approach during its entire 26 years in business, Starbright School has **never** had a single incident where child safety or security has been compromised. The Department of Social Services (DSS) which licenses and oversees the operation of all daycare centers, has conducted numerous **random and unannounced inspections** of Starbright School. During Starbright's entire 26 years in business, the DSS has never found a single deficiency in child safety at Starbright's facilities.
3. **SUPERVISION OF CHILDREN:** As a matter of school operational procedures, all children are supervised by teachers and staff **at all times**. Children are always under the direct supervision of teachers and staff, both inside the classrooms and while walking through the hallways. Every classroom at Starbright always maintains at least a 10:1 student to teacher ratio. That means, that for a typical classroom of 20 children maximum, two full-time teachers are always present in that classroom supervising the children. Furthermore, when a group needs to walk from the classroom to the dining hall, or from the classroom to the playground, they are accompanied by two teachers: one in front, and one at the back of the group.
4. **SECURITY CAMERAS:** There are modern, high-definition security cameras covering every entrance and exit of the building. Additional security cameras cover key areas inside the building. The systems has the following features:
 - a. High-Definition resolution for clarity of image
 - b. Each camera is capable both of full-color vision in bright light and night vision in the dark. Each camera features its own powerful infrared light source for fully autonomous vision even in 100% darkness.
 - c. Each camera has full PTZ (Pan-Tilt-Zoom) ability, plus an automatic "patrol mode" that can be used to make the camera cover a designated area with zero blind spots.
 - d. Each camera has built-in motion detection capability, which allows the camera to visually or audibly alert an operator when motion is detected (such as a person walking through a controlled area)

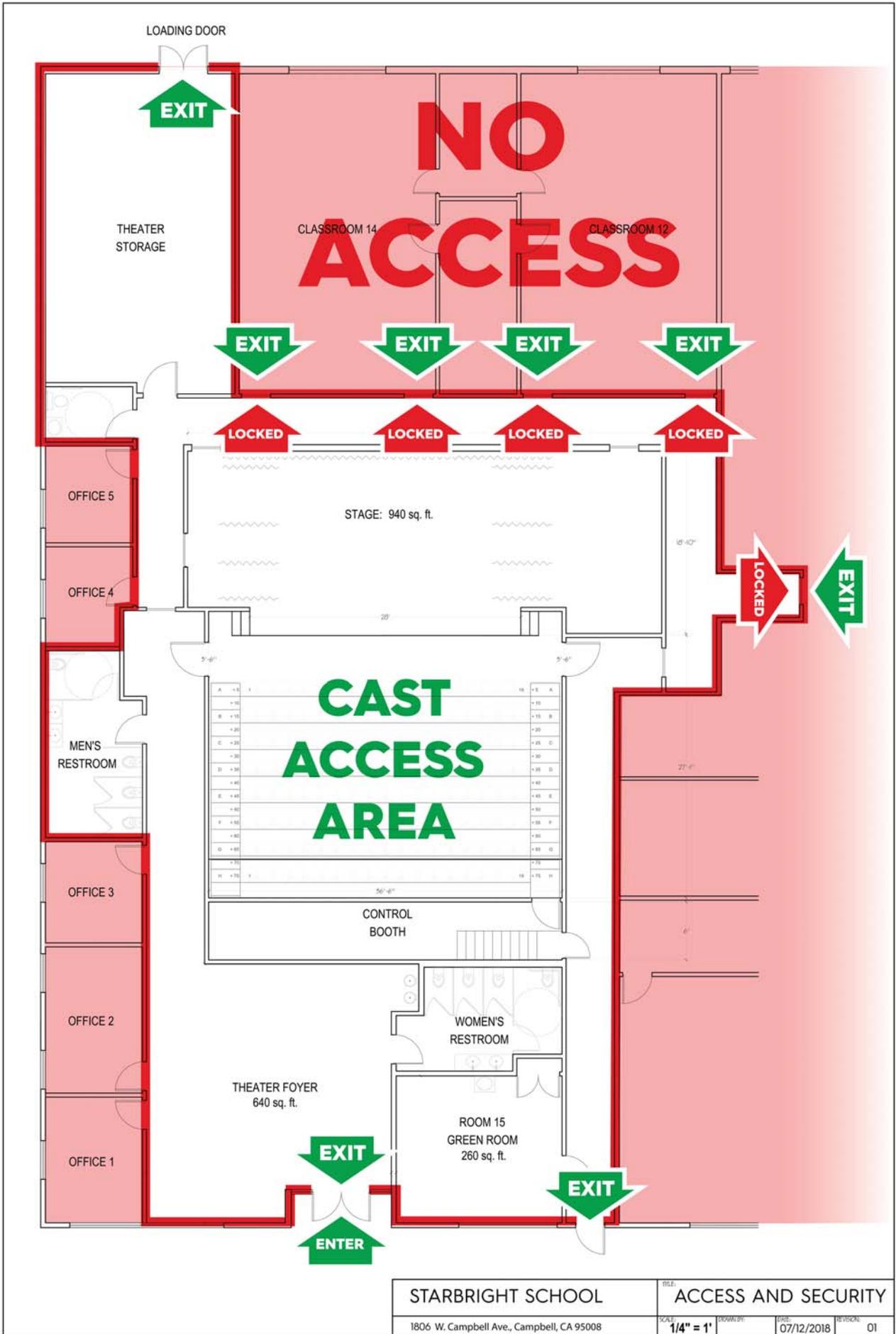


STARBRIGHT SCHOOL		ACCESS AND SECURITY		
1806 W. Campbell Ave., Campbell, CA 95008		SCALE: 1/4" = 1'	DRAWN BY:	DATE: 07/12/2018
				REVISION: 01

5. **SUPERVISORY PERSONNEL:** When a third-party is using the multi-purpose room, there is always a member of Starbright staff assigned to be physically present in the multi-purpose room to provide direct supervision of the third-party users. As a matter of strict company policy, third-party users are never left unsupervised in the multi-purpose room. The supervisor is stationed in the control booth, which provides a high vantage point to oversee the entire auditorium and stage. The supervisor is also monitoring a multitude of security cameras on a video monitor mounted in front of them in the booth. The video monitor provides simultaneous view of all security cameras, allowing the supervisor to see all areas around the multi-purpose room, such as foyer, entrances and hallways. The cameras have motion detection capability, so that if motion is detected in off-limits areas, then the area of the video monitor becomes highlighted with a red outline, drawing the supervisor's attention to the specific monitored area.
6. **LIMITED OVERLAP:** It is rare for an overlap to occur between the time of third-party use of the multi-purpose room and school operating hours. Most typically, third-party use occurs after 6pm and on the weekends, during the hours when the school is closed. However, sometimes it is critically necessary for third-party users to be in the multi-purpose room before 6pm on a weekday. During such times, an additional member of Starbright staff is assigned specifically to supervise the third-party users.
7. **AREA ISOLATION. LOCKED DOORS:** There are a series of locked doors that isolate the school and the multi-purpose room. The following is a summary of area isolation practices:
 - a. All exterior entrances to the building are always locked. This includes both school lobby main entrance and multi-purpose room lobby entrance.
 - b. There are locked doors that physically separate the multi-purpose room area of the building from areas occupied by children. (Refer to the "Access and Security" diagram on the following page.)
 - c. The doors are equipped with exit hardware from the school area of the building, which allows children egress in case of emergency. However, the doors are locked from multi-purpose room side, which prevents third-party users from entering the school areas. (Refer to the "Access and Security" diagram on the following page.)



STARBRIGHT SCHOOL		TITLE: ACCESS AND SECURITY	
1806 W. Campbell Ave., Campbell, CA 95008		SCALE: 1/4" = 1'	DATE: 07/12/2018
		DESIGNER:	REVISION: 01



STARBRIGHT SCHOOL		FILE: ACCESS AND SECURITY	
1806 W. Campbell Ave., Campbell, CA 95008		SCALE: 1/4" = 1'	DATE: 07/12/2018
		DESIGNER:	REVISION: 01

8. **ACCESS CONTROL SYSTEM:** An electronic access control system (provided by Keri Systems) is installed on both main entrances into the building. The system has the following features:
- a. An electronic key-fob is required to unlock the entrance doors. It is a small hardware device with built-in authentication that must be physically touched to the electronic reader device mounted next to the door. If the authentication is successful, then an electronic lock will unlock the door.
 - b. Unlike traditional metal keys, an electronic key-fob cannot be duplicated. Unlike car key-fobs, these cannot be “spoofed” or duplicated from a distance.
 - c. Unlike traditional keys, if an electronic key-fob is lost, it can be immediately deactivated remotely, with no compromise to building security.
 - d. Individually coded electronic key-fobs are issued to authorized staff members. Every key-fob for every staff member carries a unique code allowing the system to recognize each staff member individually.
 - e. The system is programmed to grant every staff member different access permissions, such as limiting which days and which hours they are able to unlock the doors.
 - f. Every successful or unsuccessful attempt to unlock any door is recorded in the electronic log, which includes the person’s name, the door, and the exact timestamp.
 - g. The system has independent battery backup and is not affected by power outages.
9. **ALARM SYSTEM:** An electronic alarm system is installed in the building. The system has the following features:
- a. Contact sensors on **all** exterior doors (including the rear Loading Door)
 - b. Motion sensors in all entry areas, classrooms, and hallways
 - c. The system has independent battery backup and is not affected by power outages.
 - d. Cellular data communication with the central monitoring station (system operation is not affected by phone line interruptions)
 - e. Individual Arm/Disarm codes for authorized staff members only. Remote log records the name of every person arming/disarming the system and exact timestamp.
 - f. Beyond acting as a burglar alarm, the system is capable of a wide variety of advanced security features: it generates real-time alerts and notifications to staff when a door is opened or closed, door held open longer than a specific time duration, or motion is detected in an off-limits area. The alerts are flexible and

can be configured in a matter of seconds to suit the exact needs of a particular day.

- g. Real-time detailed email and mobile phones notifications send to all members of Starbright corporate management team regarding every alarm system event, including: system disarming, system arming, door held open, alarm activation, zone bypass, etc.