



CITY OF CAMPBELL
Community Development Department

July 17, 2015

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, **July 28, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Hong Yang for a Conditional Use Permit (PLN2014-301) to allow the establishment of a commercial daycare center (pre-school afterschool care) within an existing commercial building located at **1625 W. Campbell Avenue** in the C-1 (Neighborhood Commercial) Zoning District. Staff is recommending that this project be deemed Categorical 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 address: **1625 W. Campbell Avenue**

Project Location Map



Project Location: 1625 W. Campbell Ave.
Application Type: Conditional Use Permit
Planning File No.: PLN2014-301
Description: Commercial Daycare Center



Community Development Department
Planning Division



RECEIVED

OCT 30 2014

CITY OF CAMPBELL
PLANNING DEPT

Proposal of Conditional Use Permit for New Preschool / After School / Enrichment Class Program

Project Description

We are requesting a Conditional Use Permit to allow the conversion of an existing 9,735 square feet commercial building to a new preschool / after school program in an existing commercial building. As proposed, the facility would operate with up to six employees and provide services up to 60 students. The facility would operate Monday through Friday from 7:30 AM to 7:00 PM, and weekend from 8:00 am to 6:00 pm. The ages of preschool students are from 2-6 years old, and of after school students are from 6-12 years old. The site is located in an independently building at 1625 West Campbell Ave. which near Campbell at La Pradrea in the neighborhood commercial (C-1) zoning district.

Operations

The preschool / after school would include a total projected enrollment of up to 60 students, with up to six staff members, subject to approval by the California State Department of Social Services. The weekday hours of operation of the preschool/after school would be from 7:00 AM to 7:00 PM, and the weekend hours of operation of the enrichment class would be from 8:00 am to 6:00 pm. Drop-off typically for preschool occurs between 8:00 am – 9:00 am. The preschool would also offer morning part-time care and after school; students participating in the morning program would be picked up at approximately 12:00 am, and students of after school would be drop off between 1:30pm – 3:00 pm. The drop-off of enrichment class is flexible, and depended on which class the student selects.

Project Data

Zoning: Neighborhood Commercial (C-1)

Parcel Size: 24,515 square feet

Square Footage of Tenant Space: 9,735 square feet

Environmental Determination: The proposed use would occupy an existing building with only minor tenant improvements. Pursuant to California Environmental Quality Act (CEQA) Guidelines (14 C.C.R. Section 15301), the “existing facilities” exemption allows for minor alterations of an existing structure. Furthermore, CEQA applies only to projects which have the potential of causing a significant effect on the environment. The activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This project would not have the potential to cause a significant effect on the environment and is therefore categorically exempt from CEQA.

Project Discussion

Existing Use: The space is currently vacant that once was occupied by the Execustaff Hr.

Surrounding Land Uses: The subject site is an independently commercial building which is surrounded by various commercial buildings to the east and west, Kirkwood Plaza Shopping Center to the south across W. Campbell Avenue and close single-family residences to the northwest across La Pradera Dr.

Building Site: The existing building has one tent spaces with vacant.

Parking and Circulation: There are a total of 41 sole on-site parking spaces for the building. 5 parking spaces have been changed to a security zone which we would use it as playground. It is still has 36 on-site parking spaces.

Parking: Per City Code section 21.28.040, commercial day care center requires *1 space for each employee plus 1 space for each 5 children*. According to the standard, the child day care requires 18 on-site parking spaces. The current parking spaces meet the requirement.

The property provides adequate vehicular driveways and sufficient turn-around areas for adequate on-site circulation. Drop-off/pick-up parking is proposed to be provides in the parking lot directly adjacent to the Campbell Ave. This will avoid cars parking on the street and ensure a safe drop-off/pick-up procedure for students.

In addition, the school offers a flexible schedule where the children are picked-up and dropped-off at varying times, which reduces the number of vehicles coming to and leaving the site at any given point of time. Teacher's parking spaces will be arranged and marked inside at the end of parking lot to avoid traffic at the entrance, the property will also set up marked seven five- minute parking zone in front of entrance to allow parents to drop off or pick up kids quickly. We will also arrange a teacher to direct traffic to at the peak hours in the morning and afternoon. These ways can efficient avoid potential traffic congestion and bottle-necking within the neighborhood at the peak hours.

Fencing and Landscaping: The property is currently surrounded by existing mature landscaping. A six foot high metal picket fence and gate has been installed along the north corner of the property surrounding the open space play area.

Open Space / Play Equipment: The applicant proposes an open space area along the north corner of the property. The play area has been enclosed within the six foot high fence described above. No play equipment is proposed. According to the California State Department of Social Services (CDPS), the open space requirement for licensed day care center is 75 square feet per child. The site plans shows 1,887 square feet of play area which would accommodate 25 children, per standard CDPS licensing requirements. The State allows and issues waivers on the total provision of play space available as long as the number of children using the play space at any given time meets those 75 square feet per child provision of space standard. The school will accomplish that minimum play space per child requirement; staggered play times will be scheduled. The earliest time use of the play area is 10 am.

Noise: This project is exempt since it is a nonresidential property and locates in a C-1 zone. The project is not directly adjacent to any residential properties. The nearest residential is located approximately 400 feet to the northeast of the building. There is also tight fence on the north and west property line to decrease the effect of noise. So, the project will not disturb the neighborhood. The project will also not significantly disturb the peace and enjoyment of the nearby residential neighborhood.

Market Analysis

Although there are several preschools in nearby area, they are not our competitors. The school will focus on bilingual (English-Chinese) preschool market which is not quite competitive in the south bay, especially in Campbell, Saratoga, Los Gatos and south San Jose. There are only two real bilingual (English-Chinese) facilities. Both of them are full and have waiting list. Although the market is not quite competitive, the school will employ two strategies to differentiate itself. The first is a pricing structure where our services will be priced at 5% less than the other commercial run facilities. The second differentiating effort will be benchmarked customer service. A customer-centric philosophy will be infused within the entire organization. We will spend extra money to attract and train the best employees. This is especially important since it is the employees that interact with both the children and parents and will have the best chance to impress them enough to turn them into a loyal customer as well as to be vocal in telling their friends about their positive child care experience.

The two founders have impeccable credentials in this industry. This will benefit the company in two ways:

1. Clients will be brought from previous employers, and
2. The experience each has will attract new clients.

The school is made up of 80% preschool and 20% after school students. The school will be concentrating on two different target customer segments. The first is Asian families. This group is forecasted to account for 70-80% of our business. There are about 20000 potential customers in a 5 mile radius since the nearby areas are traditional or fast growing Asian communities with huge amount Asian population. The second group of customers is other racial, especially from white or bilingual families. This group is growing fast since more and more families are interested in Chinese culture in this area.

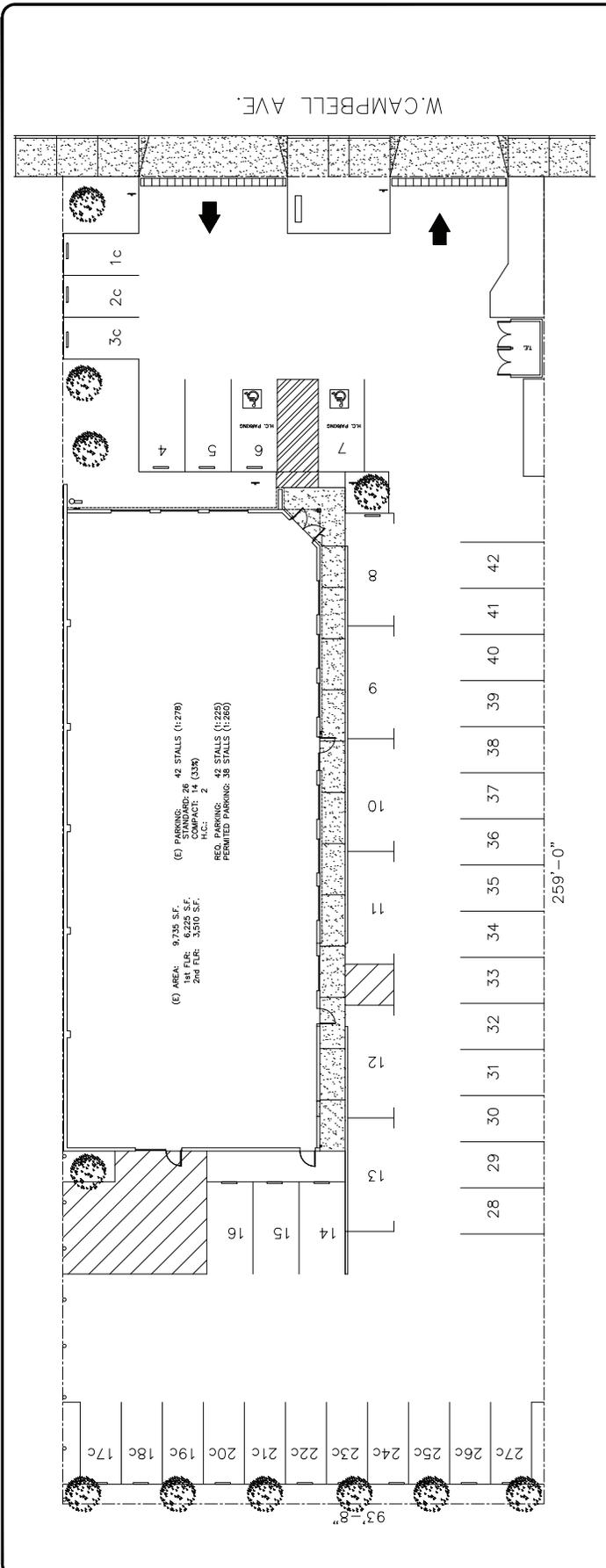
To sum up, the company can get success in future with excellent teachers, customer services and huge potential market. Although it is a business, as real educators, both founders would like to treat the child care center as a career rather than a business only.

REVISIONS
4-27-2012
PLANNING

Corner Stone Idea Concept
 Christian International School
 1625 W CAMPBELL AVENUE
 CAMPBELL, CA 95008

URS ASSOCIATES
 ARCHITECTURE AND PLANNING
 300 BISHOP GATE SUITE 300
 SAN JOSE, CALIFORNIA 95008
 PHONE: (408) 746-0991
 FAX: (408) 746-0999

ARCHITECT
 DATE: 10-25-2014
 PROJECT NO.: 37-2992
 SCALE: AS SHOWN
 DRAWN: MW
 SHEET: A-1.1
 OF SHEETS



EXISTING SITE PLAN 1"=10' 1

DEVELOPMENTAL REVIEW COMMENTS

FIRE DEPARTMENT
 SANTA CLARA COUNTY
 1000 BISHOP GATE SUITE 300
 SAN JOSE, CA 95008
 (408) 298-2200

DEVELOPMENTAL REVIEW COMMENTS

DATE: 10/25/14

PROJECT NO.: 37-2992

SCALE: AS SHOWN

DRAWN: MW

SHEET: A-1.1

OF SHEETS

OCCUPANT LOAD TABULATION

ROOM NAME	NO. OCCUPANT	AGES	HOURS	AREA	AREA PER OCCUPANT	OCCUPANT LOAD	EXIT REQUIREMENTS	EXIT PROVIDED
PRE-SCHOOL CLASSROOM	102	E, 5-10	7AM-6PM	675 SF	6.62	102	2	2
PRE-SCHOOL CLASSROOM	103	E, 5-10	7AM-6PM	675 SF	6.62	102	2	2
PRE-SCHOOL CLASSROOM	104	E, 5-10	7AM-6PM	675 SF	6.62	102	2	2
PRE-SCHOOL CLASSROOM	105	E, 5-10	7AM-6PM	675 SF	6.62	102	2	2
TOTAL PRE-SCHOOL AREA	414			2700 SF		414	8	8
GENERAL PURPOSE AREA	60	E, 18+	7AM-6PM	600 SF	10.00	60	2	2
SECOND FLR CORridor	0			0 SF		0	1	1
AFTER SCHOOL CLASSROOM	500	E, 5-10	6PM-7PM	500 SF	1.00	500	1	1
AFTER SCHOOL CLASSROOM	500	E, 5-10	6PM-7PM	500 SF	1.00	500	1	1
AFTER SCHOOL CLASSROOM	500	E, 5-10	6PM-7PM	500 SF	1.00	500	1	1
LAUNCH ROOM	100	E, 18+	N/A	100 SF	1.00	100	1	1
LAUNCH ROOM	100	E, 18+	N/A	100 SF	1.00	100	1	1
LAUNCH ROOM	100	E, 18+	N/A	100 SF	1.00	100	1	1
TOTAL SECOND FLR AREA	1600			1600 SF		1600	3	3

REVISIONS

Corner Stone Idea Concept
Christian International School
1625 W CAMPBELL AVENUE
CAMPBELL, CA 95008

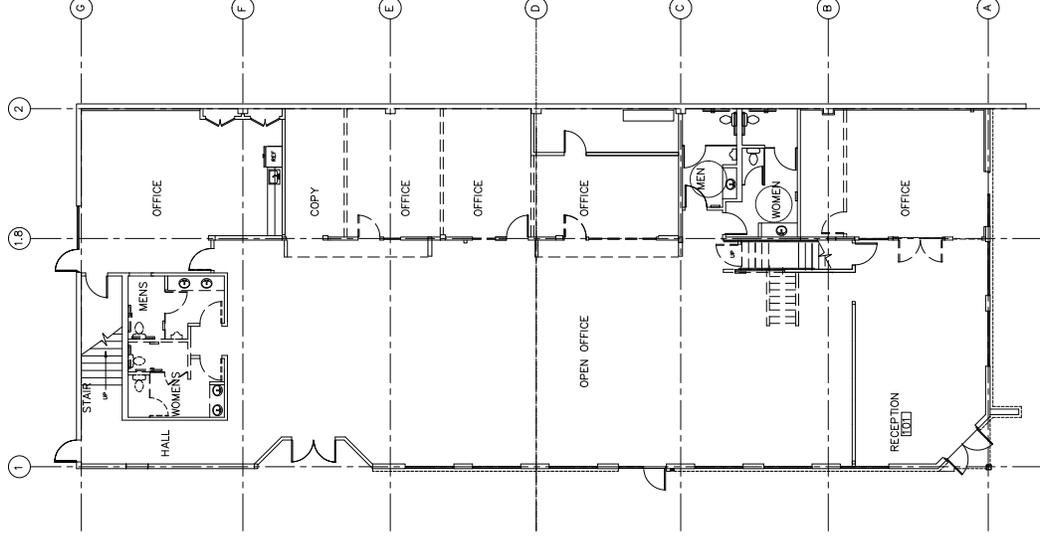


LRS ASSOCIATES
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ARCH/REVIST
DATE: 1-25-2014
PROJECT NO.: 37-2895
SCALE: 3/8" = 1'-0"
DRAWN: JWH
SHEET: 8/8

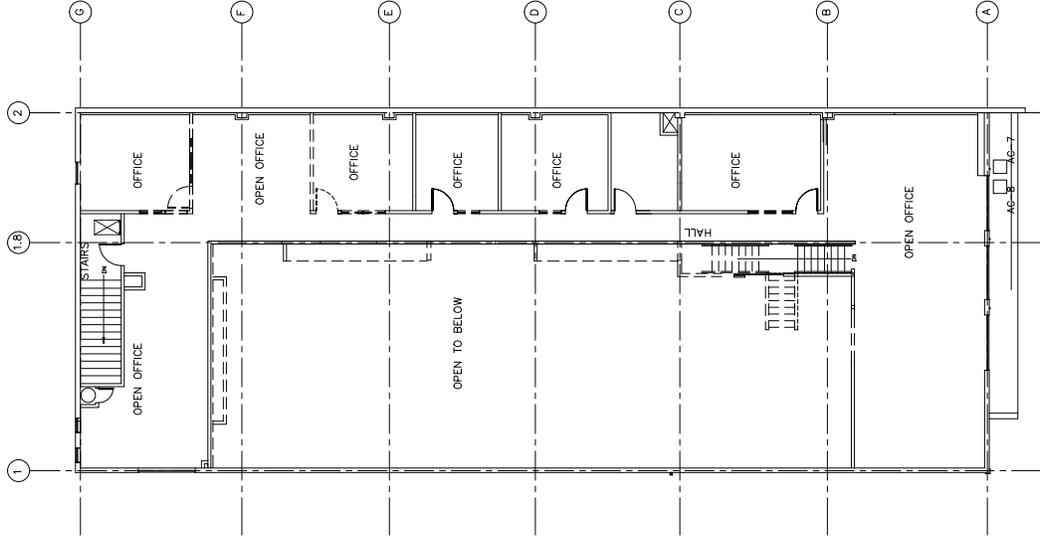
A-2

OF SHEETS



1/8"

EXISTING FIRST FLOOR & DEMOLITION PLAN



1/8"

EXISTING SECOND FLOOR & DEMOLITION PLAN

WALL LEGEND

- EXISTING WALLS TO BE REMOVED
- ===== EXISTING WALLS TO REMAIN

NTS

3

LEGEND

