



CITY OF CAMPBELL
Community Development Department

October 30, 2020

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

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 10, 2020**, for a Public Hearing to consider the application of Starbright School, Inc. for a Modification (PLN-2020-96) to a previously approved Conditional Use Permit (PLN2018-262) to allow private (elementary) school instruction in association with an existing commercial daycare center (Starbright School) on property located at **1806 W. Campbell Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

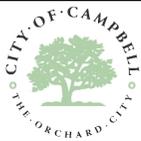
Interested persons may register to electronically participate in this Zoom PC meeting at https://us02web.zoom.us/webinar/register/WN_zs1r2lzGQE2y2lpQUQpCUQ. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, November 6th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. 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 by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, October 30th, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

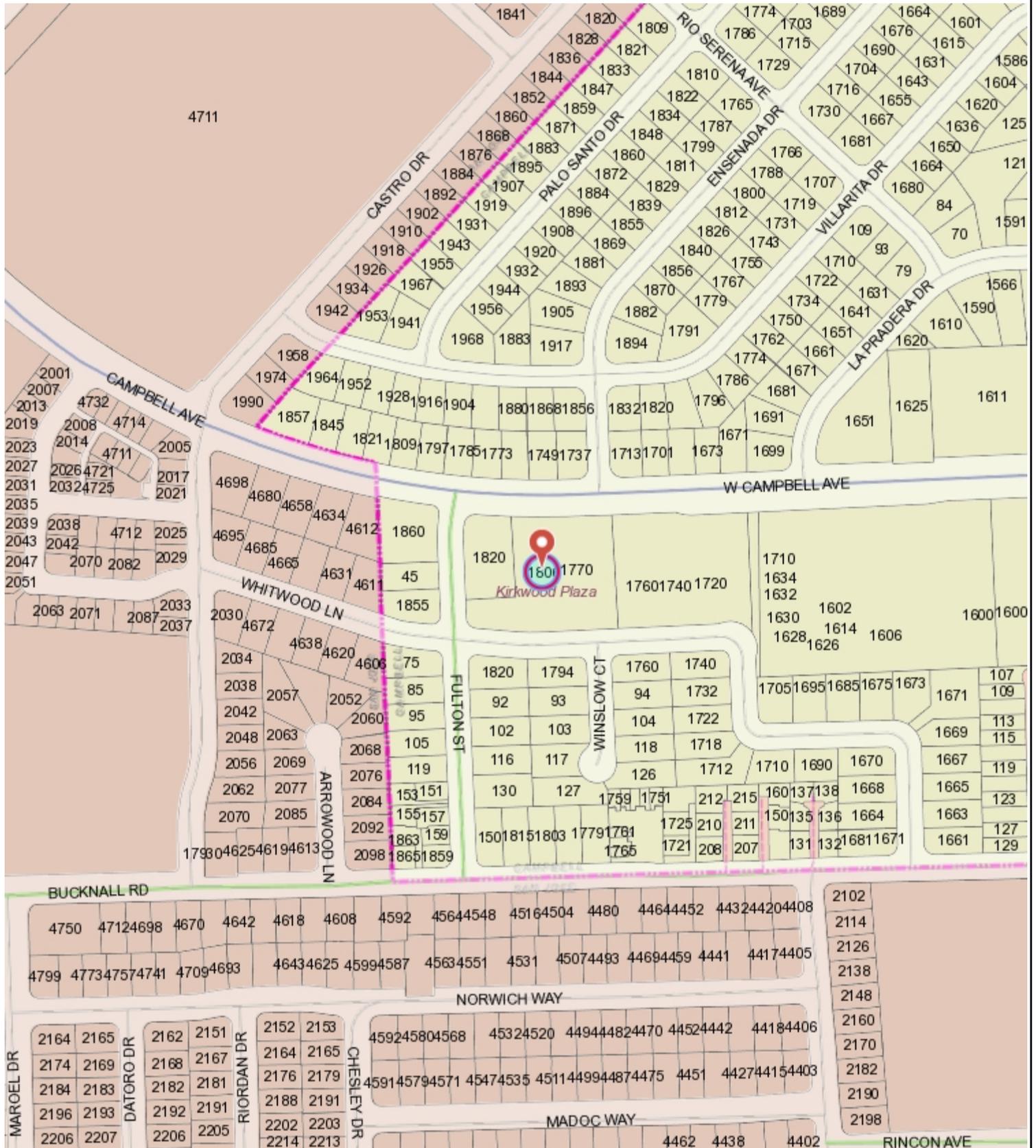
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE:

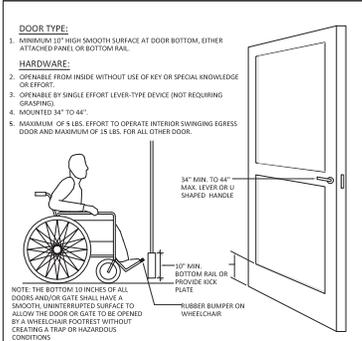
When calling on this Notice, refer to **1806 W. Campbell Avenue**



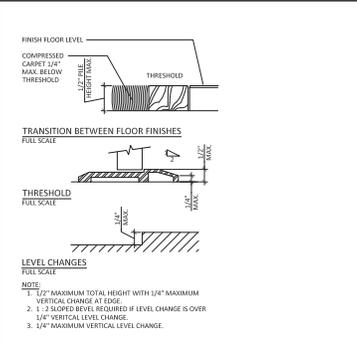
Location Map - 1806 W Campbell Ave



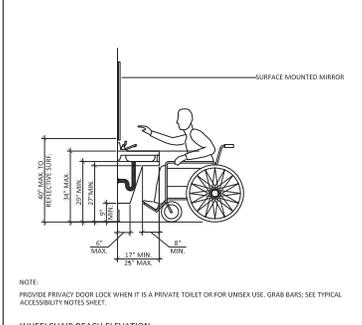
This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



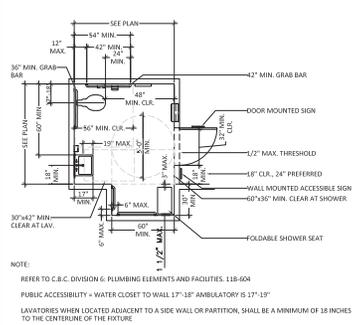
DOOR KICK PLATE 20



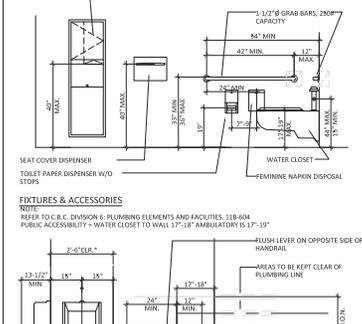
THRESHOLD & ELEVATION CHANGE 16



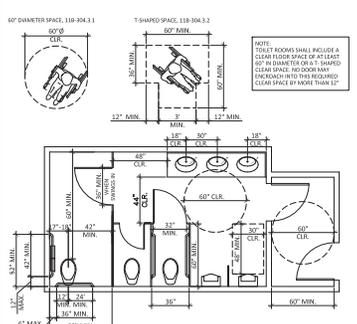
WHEELCHAIR REACH ELEVATION



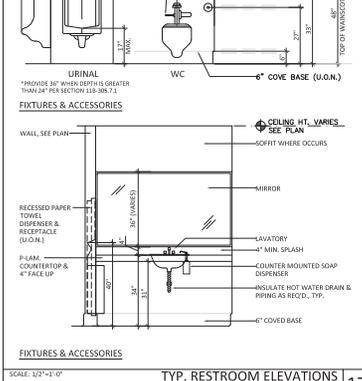
TYPICAL SINGLE - ACCOMMODATION TOILET FACILITY 15



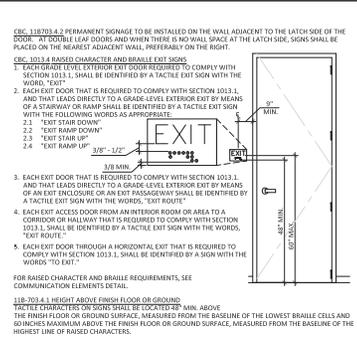
TYPICAL RESTROOM ADA GUIDELINES 14



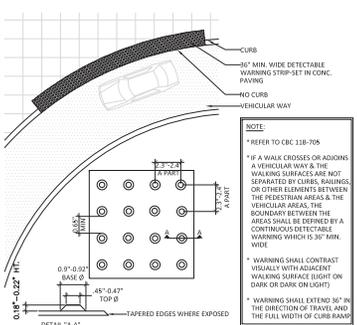
WHEELCHAIR REACH 10



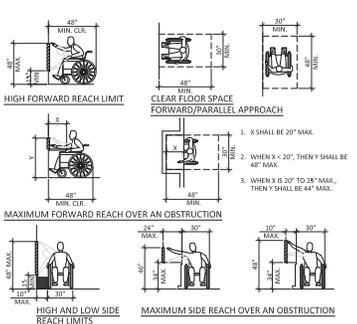
TYP. RESTROOM ELEVATIONS LAVATORY & COUNTERTOP 17



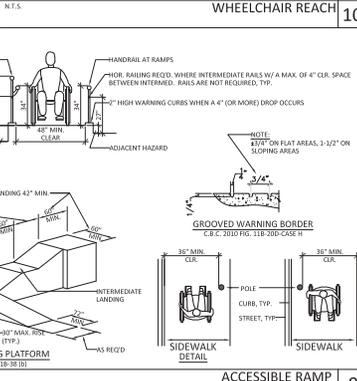
TACTILE SIGN LOCATION EXIT SIGN 12



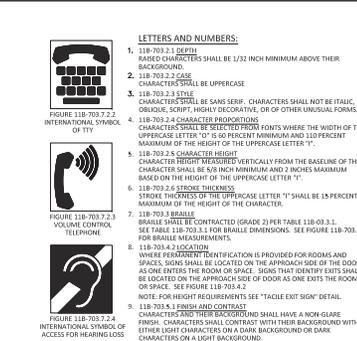
DETECTABLE WARNING 11



HIGH FORWARD REACH LIMIT



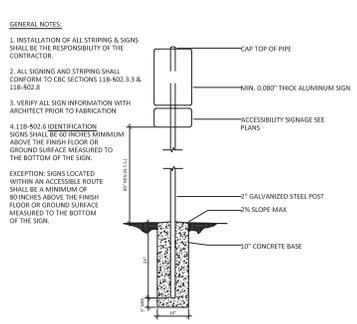
ACCESSIBLE RAMP TYPICAL 9



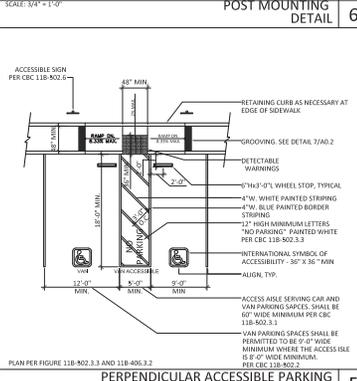
INTERNATIONAL SYMBOL OF ACCESSIBILITY 4



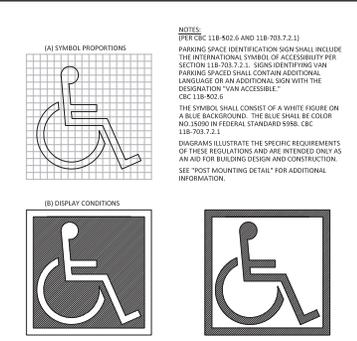
COMMUNICATION ELEMENT & PICTOGRAMS 7



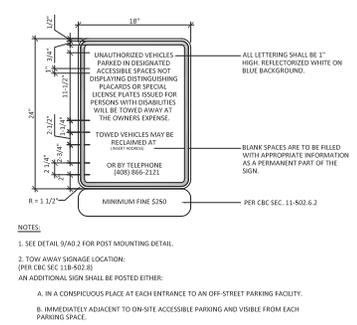
POST MOUNTING DETAIL 6



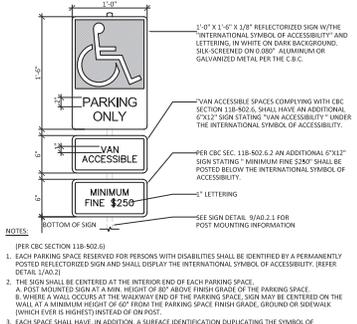
PERPENDICULAR ACCESSIBLE PARKING STALL TYPICAL 5



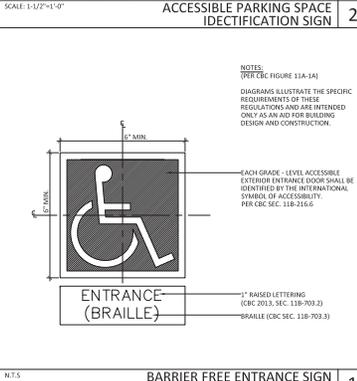
INTERNATIONAL SYMBOL OF ACCESSIBILITY 4



TOW AWAY SIGN 3



ACCESSIBLE PARKING IDENTIFICATION SIGN 2



BARRIER FREE ENTRANCE SIGN 1



129 BULKHEAD STREET
SANTA CRUZ, CA 95060
WORKBENCH@ULT.COM
P. 833.227.2327

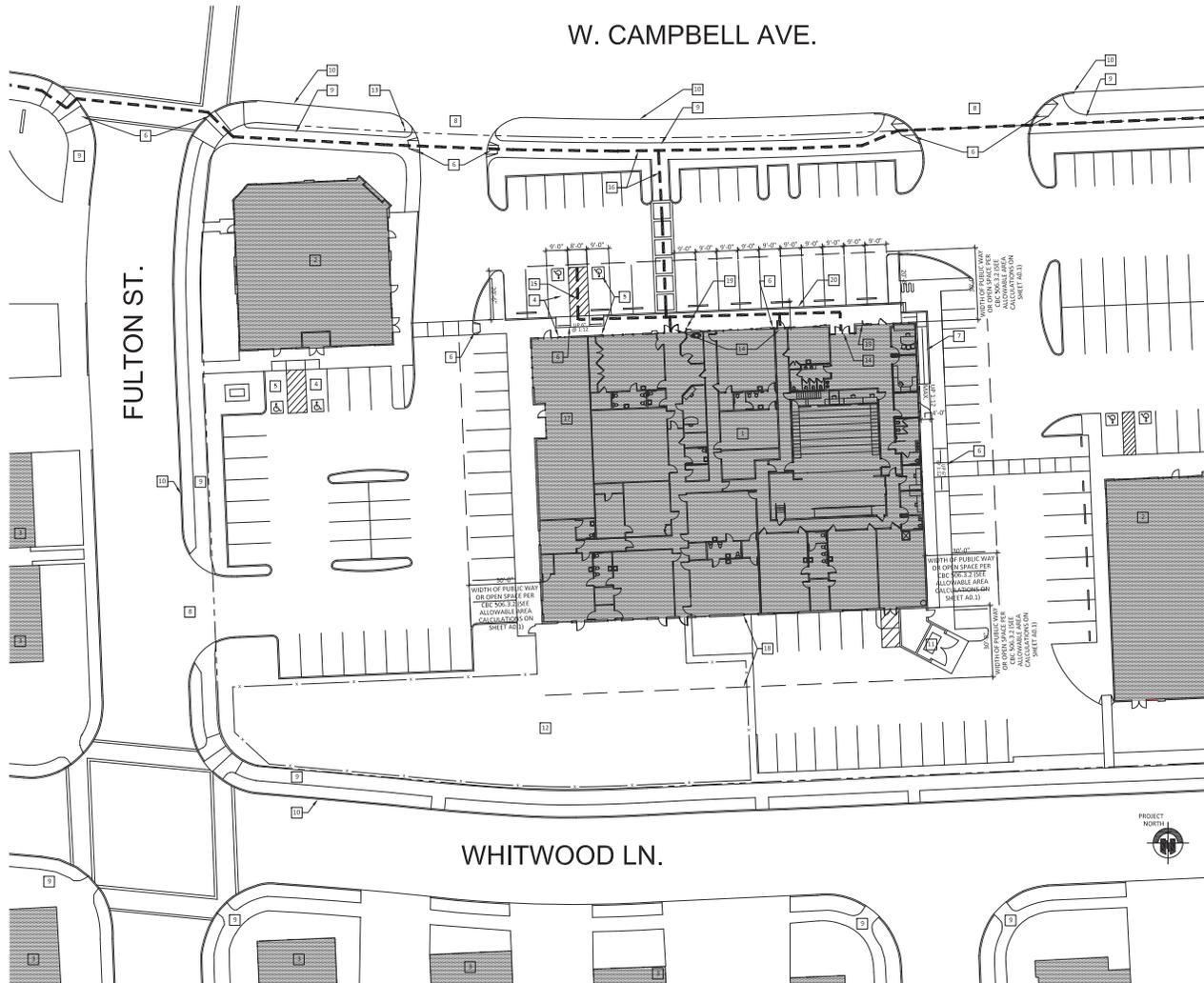
Starbright School - CUP Revision Set
Kirkwood Plaza
1806 W. Campbell Avenue
Campbell, CA 95008



ISSUES/ REVISIONS		
Issue #	Description	Date
0	CUP Revision Set	07/17/2020

Project number	20070
Proj Date	07/17/2020
Drawn by	DS
Checked by	JC
Scale	As Noted

TYPICAL ADA DETAILS (FOR REFERENCE ONLY)
A0.2



LEGEND

---	PROPERTY LINE
---	ACCESSIBLE PATH OF TRAVEL

KEY NOTES

- (1) MATCH INDICATES (E) BUILDING, STARBRIGHT SCHOOL, AT 1806 W. CAMPBELL AVE.
- (2) MATCH INDICATES (E) ADJACENT COMMERCIAL BUILDING AT KIRKWOOD PLAZA
- (3) RESIDENCE
- (4) ACCESSIBLE PARKING STALL & SIGNAGE TO REMAIN, SEE 2 & 5/A0.3 FOR ADDITIONAL INFORMATION
- (5) VAN ACCESSIBLE PARKING STALL & SIGNAGE TO REMAIN, SEE 2 & 5/A0.3 FOR ADDITIONAL INFORMATION
- (6) PICK-UP & DROP-OFF SIGNS, TYP.
- (7) ACCESSIBLE RAMP & HANDRAILS, SEE 5/A0.3 FOR ADDITIONAL INFORMATION
- (8) DRIVEWAY ENTRY
- (9) SIDEWALK
- (10) CURB
- (11) TRASH ENCLOSURE
- (12) PLAYGROUND AREA, NO WORK PROPOSED
- (13) BUS STOP (CLOSEST PUBLIC ACCESS TO THE SITE)
- (14) FULLY ACCESSIBLE ENTRY
- (15) FULLY ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO THE FRONT ENTRY (MAX. 5% SLOPE IN THE DIRECTION OF TRAVEL, MAX. 2% CROSS SLOPE)
- (16) FULLY ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC RIGHT OF WAY TO THE FRONT ENTRY (MAX. 5% SLOPE IN THE DIRECTION OF TRAVEL, MAX. 2% CROSS SLOPE)
- (17) ADJACENT OCCUPIED SITE
- (18) BUILDING PERIMETER & (E) 30' MIN. OPEN SPACE = 564 SF. REFER TO ALLOWABLE AREA CALCULATIONS ON SHEET A2.1 FOR ADDITIONAL INFORMATION
- (19) EXTERIOR CAMERA & ASSOCIATED MULTI LEVEL SECURITY SYSTEM
- (20) WHITE PAINTED CURB W/ "PASSENGER LOADING ONLY" STENCILS DONE UNDER PREVIOUS PERMIT

ACCESSIBLE PATH NOTES

1. WALKS AND SIDEWALKS SHALL BE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2" MAY BE VERTICAL, WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR RAMPS.
5. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.

PARKING NOTES

PER THE CAMPBELL MUNICIPAL CODE 21-28.040 TABLE 3-1:

PARKING SPACES REQUIRED FOR AN ELEMENTARY SCHOOL = 13 SPACES FOR EACH CLASSROOM & 1 SPACE PER 75 SQUARE FEET OF ASSEMBLY AREA

13 CLASSROOMS x 15 = 18 PARKING SPACES

ASSEMBLY AREA (DRAT) (PURPOSE ROOM & DINING AREA) = 1,630 SF / 75 = 28 SPACES

18 + 28 = 46 SPACES REQUIRED

CURRENT PEAK PARKING DEMAND PER THE EXISTING CONDITIONAL USE PERMIT = 88. THE PROPOSED CHANGE IN USE WOULD NOT INCREASE THE PEAK PARKING DEMAND

PARKING IS SHARED THROUGHOUT THE ENTIRE KIRKWOOD PLAZA

ISSUES/ REVISIONS

Issue #	Description	Date
0	CUP Revision Set	07/17/2020

Project number: 20070
 Prev Date: 07/17/2020
 Drawn by: DS
 Checked by: JC
 Scale: As Noted

We warrant that the information contained herein was prepared by the professional engineer or architect who is a duly licensed and registered professional engineer or architect in the State of California.

(E) SITE PLAN 1



129 BULKHEAD STREET
 SANTA CRUZ, CA 95060
 WORKBENCHBUILT.COM
 P. 833.227.2217

Starbright School - CUP Revision Set

Kirkwood Plaza
 1806 W. Campbell Avenue
 Campbell, CA 95008



ISSUES/ REVISIONS

Issue #	Description	Date
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SITE PLAN

A1.1



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Kirkwood Plaza
1806 W. Campbell Avenue
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EGRESS & CODE COMPLIANCE STUDY: EXISTING/PROPOSED FLOOR PLAN
A2.1

LEGEND

(E) WALL TO REMAIN
(E) DOOR TO REMAIN

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (SEE EGRESS PLAN & NOTES BELOW)
MAXIMUM COMMON PATH OF EGRESS TRAVEL (SEE EGRESS PLAN & NOTES BELOW)

EGRESS NOTES:
MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1004.2.1, E OCCUPANCY W/ SPRINKLER SYSTEM + 20 FT.
FOR SPACES WITH ONE EXIT:
MAXIMUM ALLOWABLE COMMON PATH OF EGRESS TRAVEL PER CBC TABLE 1004.2.2, E OCCUPANCY W/ SPRINKLER SYSTEM + 20'
MAXIMUM OCCUPANT LOAD, E OCCUPANCY + 49
(E) FIRE EXTINGUISHER ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CBC 906, CLASS 2A (MIN. 2A, 10-B-C)

ELEVATION
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BOOK NAME
OCCUPANCY
SPACE FUNCTION
AREA
OCCUPANT LOAD

(E) 1-HR RATED WALL

SPACE FUNCTION PER CBC TABLE 1004.1.2

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR PER CBC 1004.5	AREA TYPE
AT - ASSEMBLY, WITH FIXED SEATS	5	GROSS
AS - ASSEMBLY, STANDING SPACE	5	NET
AU - ASSEMBLY, UNCONCENTRATED	15	NET
ST - STAGES AND PLATFORMS	15	NET
E - EDUCATIONAL - CLASSROOM	20	NET
S - ACCESSORY STORAGE, MECHANICAL ROOMS	300	GROSS
ST - STAGES AND PLATFORMS	25	NET
K - KITCHEN	200	GROSS

REQUIRED EXIT CAPACITY PER CBC 1004.3.3 (AT FULL MAXIMUM OCCUPANCY)

EXIT 1	133 x 0.2 = 26.6' REQUIRED	6' CLEAR WIDTH PROVIDED
EXIT 2	128 x 0.2 = 25.6' REQUIRED	34" CLEAR WIDTH PROVIDED
EXIT 3	127 x 0.2 = 25.4' REQUIRED	6' CLEAR WIDTH PROVIDED
EXIT 4	126 x 0.2 = 25.2' REQUIRED	34" CLEAR WIDTH PROVIDED
EXIT 5	9 x 0.2 = 1.8' REQUIRED	48" CLEAR WIDTH PROVIDED
EXIT 6	125 x 0.2 = 25.0' REQUIRED	34" CLEAR WIDTH PROVIDED
EXIT 7	36 x 0.2 = 7.2' REQUIRED	34" CLEAR WIDTH PROVIDED
EXIT 8	28 x 0.2 = 5.6' REQUIRED	34" CLEAR WIDTH PROVIDED

TOTAL BUILDING OCCUPANCY AT FULL MAXIMUM OCCUPANCY = 712
TOTAL NUMBER OF EXITS PROVIDED = 8

NOTE: BUILDING OCCUPANT LOAD NOTED ABOVE IS SHOWN FOR COMPLIANCE W/ CBC EGRESS REGULATIONS AND DOES NOT REFLECT THE ACTUAL BUILDING OCCUPANT LOAD. REFER TO THE CITY OF CAMPBELL CONDITIONAL USE PERMIT (ENCLOSURE 202) FOR ACTUAL MAXIMUM BUILDING OCCUPANT LOADS. ACTUAL MAXIMUM BUILDING OCCUPANT LOADS ARE LESS THAN SHOWN ABOVE.

USE & OCCUPANCY NOTES

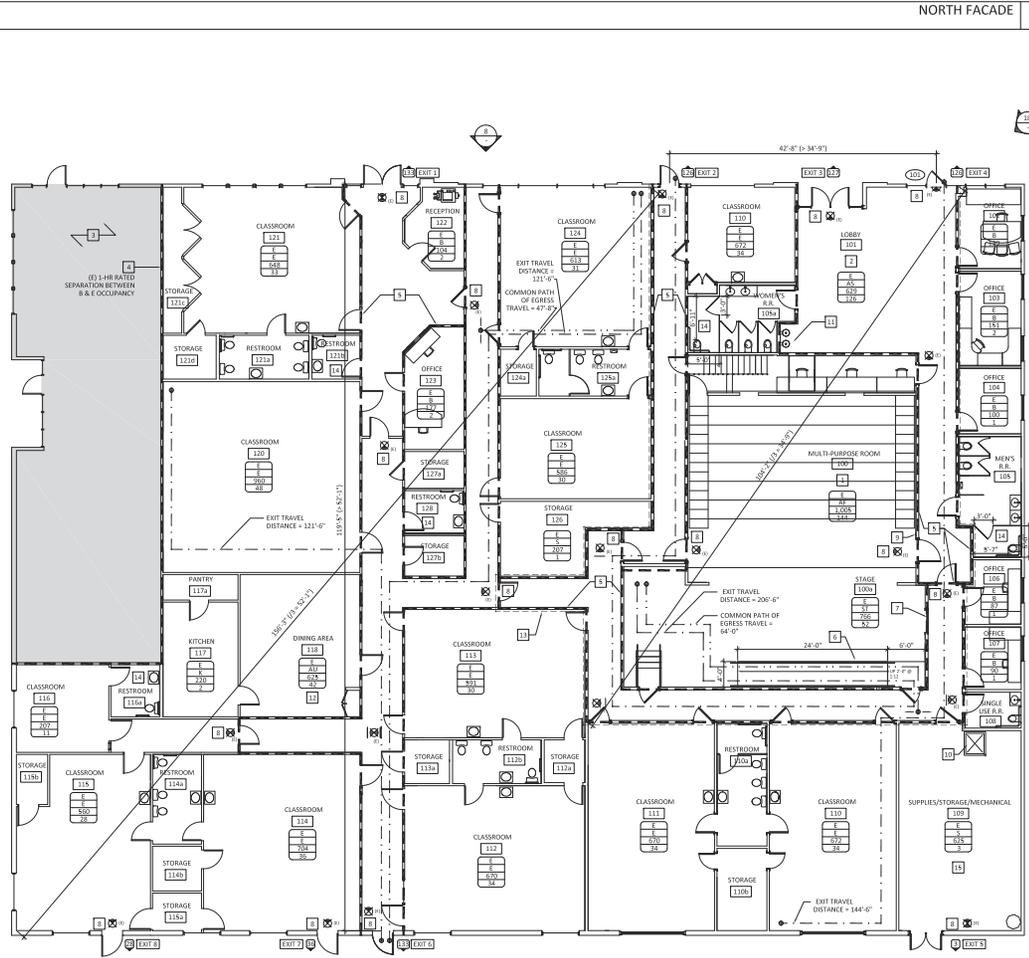
PER THE PLANNING DEPARTMENT USE PERMIT:

- THE BUILDING HAS BEEN APPROVED BY THE CAMPBELL PLANNING DEPARTMENT (REFER TO CONDITIONAL USE PERMIT FND2018-202) TO OPERATE AS (E) A COMMERCIAL CHILD DAYCARE CENTER, (E2) AS A LARGE TUTORING CENTER (STUDIO), AND (E3) AS A COMMUNITY/CULTURAL RECREATIONAL CENTER FOR PUBLIC ASSEMBLY USE.
- BUILDING USE AS A LARGE TUTORING CENTER (STUDIO) IS RESTRICTED TO THE USE OF THE MULTI-PURPOSE ROOM. USE OF THE MULTI-PURPOSE ROOM AS A TUTORING CENTER SHALL NOT OVERLAP WITH USE OF THE MULTI-PURPOSE ROOM FOR THE COMMERCIAL DAYCARE CENTER.
- BUILDING USE AS A COMMUNITY/CULTURAL RECREATIONAL CENTER FOR PUBLIC ASSEMBLY USE SHALL OCCUR SEPARATELY & NOT DURING THE SAME HOURS AS BUILDING USE AS A COMMERCIAL DAYCARE CENTER OR A TUTORING CENTER.

REQUESTED CHANGE TO THE EXISTING USE PERMIT:

- THE USE PERMIT SHOULD BE AMENDED TO ALLOW THE USE OF THE FACILITY FOR PRIVATE SCHOOL.
- THE PRIVATE SCHOOL USE WOULD OVERLAP THE BUILDING USE AS A COMMERCIAL DAYCARE CENTER. THESE TWO USES WOULD OCCUR IN THE SAME CLASSROOMS AND AT THE SAME HOURS.
- BUILDING USE AS A COMMUNITY/CULTURAL RECREATIONAL CENTER FOR PUBLIC ASSEMBLY WOULD STILL OCCUR SEPARATELY & NOT DURING THE SAME HOURS AS BUILDING USE AS A COMMERCIAL DAYCARE CENTER, A PRIVATE SCHOOL, OR A TUTORING CENTER, AS DESCRIBED IN THE EXISTING CONDITIONAL USE PERMIT.
- THE MOST INTENSIVE USE/HIGHEST OCCUPANT LOAD OCCURS DURING BUILDING USE AS A COMMERCIAL DAYCARE CENTER (PRIVATE SCHOOL & GROSS OCCUPANCY LOADS ARE SHOWN AS SUCH). BUILDING USE AS A TUTORING CENTER WILL DECREASE THE OVERALL BUILDING LOAD (MAX. 30 STUDENTS IN MULTI-PURPOSE ROOM). BUILDING USE AS A COMMUNITY/CULTURAL RECREATIONAL CENTER WILL DECREASE THE OVERALL BUILDING LOAD (MAX. OCCUPANT LOAD OF 144). THE REST OF THE BUILDING IS LOCKED/CLOSED. REFER TO USE/OCCUPANCY DIAGRAMS ON SHEET A1.1. FOR ADDITIONAL INFORMATION ON BUILDING USE.

- ### KEY NOTES
- PER CBC 303.1.3 ASSEMBLY SPACES ASSOCIATED WITH GROUP E OCCUPANCIES ARE NOT CONSIDERED A SEPARATE OCCUPANCY
 - LOBBY IS ACCESSORY TO THE DAYCARE FACILITY AND IS NOT OCCUPIED DURING DAYCARE OPERATION
 - HATCH INDICATES: (E) ADJACENT B OCCUPANCY TENANT (TANNING SALON)
 - (E) 1-HOUR RATED WALL - OCCUPANCY SEPARATION AS REQUIRED BY CBC TABLE 508.4
 - (E) 1-HOUR RATED WALL - CORRIDOR WALL FIRE PARTITION TO COMPLY WITH CBC TABLE 1020.1.1 ALL DOORS & WINDOWS ARE MINIMUM 20 MINUTE RATED PER CBC TABLE 710.5
 - (E) ACCESSIBLE RAMP & HANDRAILS @ 1:12 MAX. SLOPE, SEE 5/A0.3 FOR TYPICAL REQUIREMENTS
 - (E) STAGE LOADING DOOR AT STAGE LEVEL (2' 0" A.F.F.), DOOR IS DEAD-BOLTED & PAD-LOCKED AT ALL TIMES WHEN NOT IN USE FOR LOADING THE STAGE AREA
 - (E) TACTILE EXIT SIGNAGE PER DETAIL 127A0.3
 - (E) SIGN STATING "MAXIMUM OCCUPANCY 144"
 - (E) MOP SINK
 - (E) DRINKING FOUNTAINS
 - (E) DRINKING FOUNTAINS
 - FRESH WATER AVAILABLE TO ALL BUILDING OCCUPANTS DURING ALL HOURS OF OPERATING AS A COMMERCIAL DAY CARE/PRIVATE SCHOOL.
 - DASHED LINE INDICATES: (E) 1-HR RATED SEPARATION BETWEEN A 3 & E OCCUPANCY DURING BUILDING USE AS A COMMUNITY CULTURAL RECREATION CENTER. REFER TO USE/OCCUPANCY DIAGRAMS ON SHEET A1.1. PER CBC TABLE 508.4 NO SEPARATION IS REQUIRED BETWEEN A & E OCCUPANCY
 - (E) ACCESSIBLE TOILET STALL, SEE 1A/A0.3 FOR ADDITIONAL INFORMATION
 - SUPPLY/MECHANICAL ROOM WILL BE USED FOR LOADING AND UNLOADING ONLY DURING USE OF THE MULTI-PURPOSE ROOM & WILL NOT BE OCCUPIED OR USED FOR INGRESS/EGRESS EXCEPT OUT OF THE ROOM



2020/08/04 09:45 AM