



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: August 24, 2011

APPLICATION: **Conditional Use Permit Amendment No. UA11-0004, ICC Child Care Center**

APPLICATION SUMMARY:

A request to operate an 856 square foot child care center at the India Community Center.

LOCATION:
APPLICANT:

525 Los Coches Street (APN 86-28-052), Milpitas, CA 95035
Tanuja Bahal, India Community Center, 525 Los Coches Street, Milpitas, CA 95035

OWNER:

Same as above

RECOMMENDATION:

**Staff recommends that the Planning Commission:
Adopt Resolution No. 11-039 approving the project subject to conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation:

Town Center (TC)/Town Center (TC)

Project Site Area:

2.44 Acres

Building Square Footage:

36,810 square feet

On-site Parking Spaces:

150

Joint Parking Spaces:

155

CEQA Determination:

Categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities), and Class 3, Section 15303 (New Construction and Location of Small Appurtenant Structures and Facilities)

PLANNER:

Cindy Hom, Assistant Planner

PJ:

2719

ATTACHMENTS:

A. Resolution 11-039/Conditions of Approval
B. Project Plans
C. Project Description

LOCATION MAP



No scale

BACKGROUND

In September 2010, the Planning Commission and City Council approved a General Plan Amendment and Zone Change for properties bounded by I-680 to the east, Los Coches Street to the south, Calaveras Boulevard to the north, and the rail right-of-way to the west. One of the subject properties included the India Community Center. The properties were rezoned from Highway Services and Industrial Park to Town Center. The zone change allowed other commercial uses such child care to establish.

On May 17, 2011, Tanuja Bahal submitted a conditional use permit application to convert existing classroom room space to allow for the operations of an 856 square foot child care center with associated improvement for an outdoor play area at the India Community Center. The application is submitted pursuant to Milpitas Municipal Code XI-10-5.02-1 (7) (Child Care Center) and XI-57.03 (J) (Modifications or Amendment).

PROJECT DESCRIPTION

The project site is located on a 2.44-acre parcel east of the Hetch-Hetchy right of way, north of Los Coches Street and west of Hillview Drive. The site is currently developed with a 39,473 square foot building. Access to the project site is provided by a shared driveway with the adjacent property to the east (555 Los Coches Street.) Onsite parking is provided along the perimeter of the subject parcel and landscape strips are located on the north, west and south property lines, as well as perimeter of the building. Adjacent land uses include office buildings and a bank to the north, a vacant industrial building to the east, and heavy industrial uses to the west and south.

The project proposes to convert existing classroom space into an 856 square foot child care center that will accommodate twenty-five (25) children. The proposed child care center will operate from 8:00 AM to 6:00 PM Monday through Friday and offers both half and full day programs for children between the ages of two (2) and six (6). The project would not require any significant floor plan changes because the room is already set up as an existing classroom. The only floor plan change is installation of a new interior door to an existing restroom facility. The applicant also proposes minor site modifications that include installation of a 1,360 square foot new outdoor play area described below.

Outdoor Play Area

The applicant proposes to grade, install and enclose a 1,360 square foot area near the southeast corner of the building near the proposed child care center classroom with a new six-foot tall wrought iron fence for the purpose of developing an outdoor play area. The plans show an open play area without equipment. To ensure the outdoor space provides a safe and aesthetic play area, staff recommends the following conditions to pertain to this area:

- a. The outdoor play area shall utilize various surfaces and non-toxic native plant material to help bring natural elements to the play yard that adds color, texture, and displays seasonal changes.
- b. Provide shaded gathering spaces with shade structure or additional trees.
- c. The outdoor play area shall incorporate a UV Shade structure over the play equipment.
- d. The proposed metal fencing shall utilize architectural panels in lieu of wrought iron pickets. Metal fence panels shall be architecturally compatible with the main building in terms of style, design, and color.

Parking

Currently, the India Community Center has a total of 305 off-street parking spaces available to its users at differing times during the week. Of the 305 off-street parking spaces, 150 parking spaces are on-site and 155 parking spaces are secured through off-site joint parking agreements with Kaiser Permanente located at 589 Los Coches St. and 155 S. Hillview Dr. and Smurfit Stone located at 201 Hillview Dr. The previous analysis of the peak parking demand for the ICC facility determined that the peak use would require 275 parking spaces on weekends when the multipurpose room and other uses operated at the same time.

The project proposes a child care center that would provide care for a maximum of 25 children. The child care center would operate during the weekday and not significantly change the weekday AM and PM peak demand. Based on the schedule of activities, the total AM peak parking demand is 84 spaces and 91 spaces during the PM peak hour can be satisfied with the existing 150 on-site parking spaces. The parking demand for the facility is summarized in the Table 1:

Table 1.
Weekday AM and PM Parking Demand

Use	Proposed	Parking Standard	Required Parking (AM)	Required Parking (PM)
Classrooms	5 classrooms	1 per classroom		5
Offices	3,480 sq. ft.	1 per 240 sq. ft.	14	14
Library	428 sq. ft.	1 per 400 sq. ft.		2
Fitness/Yoga	9,262 sq. ft.	3.5 per 1,000 sq. ft.*	32	32
Medical Office	1,051 sq ft.	1 per 225 sq. ft.	5	5
Lobby/Hall	4,619 sq. ft.	1 per 200 sq. ft.	23	23
Child Care	856 sq. ft	1 per 500 sq. ft.	2	2
Loading/Unloading		1 space per 6 children up to 5 spaces thereafter 1 spacer per 10 children	5	5
Teachers	4	1 per 1.5 employee	3	3
Total required			84	91

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 2.
General Plan Consistency

Policy	Consistency Finding
<p>2.a-I-6 <i>Publicize the position of Milpitas as a place to carry on compatible Industrial and Commercial activities with special emphasis directed the advantages of the City’s location to both industrial and commercial use.</i></p>	<p>Consistent. The project would serve local residents as well as support employment centers in the nearby commercial and industrial areas by providing quality child care.</p>
<p>2.-aI-7 <i>Provide opportunities to expand employment opportunities in partnerships with local businesses to facilitate communication, and promote business retention</i></p>	<p>Consistent. The project would provide employment opportunities as well as provide a complementary use with the existing community center.</p>

Zoning Ordinance

The proposed child care center conforms to the Milpitas Zoning Ordinance in that the use is conditionally permitted in the Town Center Zoning district and complies with the development standards and parking requirements. The project would provide for an aesthetic and harmonious development in that as conditioned, the project will utilize quality materials for the proposed fencing. The outdoor play area would not detract from the development in that it will be buffered with landscape.

The proposed use will not be detrimental or injurious to property, improvements, public health, safety and general welfare in that the existing mitigation measures that include but not limited to airborne chemical monitoring system, Emergency Action Plan, parental notification requirements, and updated annual risk assessments are adequate to ensure public healthy and safety.

Milpitas Child Care Master Plan

The table below outlines the project’s consistency with the goals and implementation policies of the Milpitas Child Care Master Plan dated April 2, 2002.

Table 3.
Milpitas Child Care Master Plan Consistency
Policy Consistency Finding

Policy	Consistency Finding
<i>Long Range Goal: Every child and family has access to affordable, safe, quality child care.</i>	Consistent. The project proposal is a 856 square foot child care facility that accommodates 25 children that serves surrounding residential development.
<i>Accessibility Policy 2.2-G-I: The City of Milpitas promotes the retention of existing facilities and the development of new child care facilities within the city limits.</i>	Consistent. The project proposes a new child within the city limits.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities), and Class 3, Section 15303 (New Construction and Location of Small Appurtenant Structures and Facilities) in that the project proposes utilize existing classroom space for the operations of a child care center within existing community center and installation of small structures in the outdoor play area consisting of fencing, play equipment, and landscaping.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The project is consistent with the Milpitas General Plan and Zoning Ordinance and will provide a service that would benefit the existing and future residential development and nearby employment centers.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend adoption of Resolution No. 11-039 approving Conditional Use Permit Amendment No. UA11-0004, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution 11-039/Conditions of Approval
- B. Project Plans
- C. Project Description

RESOLUTION NO. 11-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0004, ICC CHILD CARE CENTER, TO ALLOW FOR THE OPERATION OF A 856 SQUARE FOOT CHILD CARE FACILITY LOCATED AT 525 LOS COCHES STREET.

WHEREAS, on June 30, 2011, an application was submitted by Tanuja Bahal, 525 Los Coches Street, Milpitas, CA 95035, to allow for the operations of a 856 square foot child care center. The property is located 525 Los Coches Street (APN 86-28-052), Milpitas, CA 95035; and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is categorically exempt; and

WHEREAS, on August 24, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Operation or Minor Alteration of Existing Facilities) and Class 3, Section 15303 (New Construction and Location of Small Appurtenant Structures and Facilities) in that the project consists of the operation of a child care center in an existing community center that will require only minor interior modifications and the construction of minor facilities and structures such as an outdoor play area and fencing.

Section 3: The project is consistent with the Milpitas General Plan in that it would serve local residents and nearby job centers. The project would also provide complementary use with the existing community center.

Section 4: The project is consistent with the Milpitas Childcare Master Plan in that the project enables the development of new child care facility within the city limits and helps close the gap between the supply of quality care facilities in Milpitas and demand for services.

Section 5: The project conforms to the Milpitas Zoning in that the proposed child care center is conditionally permitted in the Town Center Zoning District. The project complies with the development standards in terms of setbacks, height, and is able to satisfy parking requirements with on-site parking.

Section 6: The project will not be injurious or detrimental to property, improvements or to public health and safety in that the existing mitigation measures that include but not limited to airborne chemical monitoring system, Emergency Action Plan, parental notification requirements, and updated annual risk assessments are adequate to ensure public healthy and safety.

Section 7: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit Amendment No. UA11-0004, ICC Child Care Center, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on August 24, 2011

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on August 24, 2011, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
Sudhir Mandal				
Zeya Moshin				
Gurdev Sandhu				
Noella Tabladillo				
Steve Tao				
Mark Tiernan				
John Luk				

EXHIBIT 1

CONDITIONS OF APPROVAL

Conditional Use Permit Amendment No. UA11-0004

A request to operate an 856 square foot child care center at
525 Los Coches Street (APN 86-28-052)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on August 24, 2011, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**

Conditional Use Permit Amendment No. UA11-0004 shall become null and void if the project is not commenced within two (2) years from the date of approval. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas:

- a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner. **(P)**
2. Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of Conditional Use Permit Amendment No. UA11-0004 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**
 3. Private Job Account - If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, the review of permits will not be initiated until the balance is paid in full and there is at least 25% of the initial account balance maintained. **(P)**
 4. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
 5. The use shall be conducted in accordance with all applicable local, state, and federal regulations. **(P)**
 6. To ensure safe and orderly pick up and drop off of small children, the child care operator shall incorporate the following measures:

- a. Parents should be directed to park only in designated parking areas when dropping off and picking up children.
 - b. Parents should be directed to enter the site at the central drive and exit the west driveway.
 - c. The proposed child care center should prepare and distribute to each parent instructions on dropping off and pick up procedures. **(P)**
7. The outdoor play area shall utilize various surfaces and non-toxic native plant material to help bring natural elements to the play yard that adds color, texture, and displays seasonal changes. **(P)**
 8. Provide shaded gathering spaces with shade structure or additional trees within the outdoor play and to the approval of the Planning Division. **(P)**
 9. The outdoor play area shall incorporate a UV Shade structure over the play equipment. **(P)**
 10. The proposed metal fencing shall utilize architectural panels in lieu of wrought iron pickets. Metal fence panels shall be architecturally compatible with the main building in terms of style, design, and color. **(P)**

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention

ARUN SHAH & ASSOCIATES

PO BOX 1805,
FREMONT, CA 94538

(510) 220-4264



THIS DRAWING AND THE INFORMATION SET FORTH HEREON ARE THE PROPERTY OF ARUN SHAH & ASSOCIATES AND ARE TO BE HELD IN TRUST AND CONFIDENCE. PUBLICATION, DUPLICATION IN ANY FORM AND DISCLOSURE OR USE FOR ANY PURPOSE NOT EXPRESSLY AUTHORIZED IN WRITING BY ARUN SHAH & ASSOCIATES IS PROHIBITED.

**INDIA COMMUNITY CENTER
DAYCARE CENTER
525 LOS COCHES STREET
MILPITAS, CA 95035**

INDIA COMMUNITY CENTER

DAY CARE CENTER

525 LOS COCHES STREET MILPITAS, CA 95035

LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	PROPERTY LINE
	CENTER LINE
	COLUMN LINE
	DOOR MARK
	WINDOW MARK
	REVISION
	DATUM POINT
	SECTION
	DETAIL
	CONCRETE
	CONCRETE BLOCK
	EARTH
	GLASS
	GYPSUM BOARD
	INSULATION, BATT
	INSULATION, RIGID
	METAL
	METAL LATH
	PLASTER
	PLYWOOD
	ROCK FILL
	WOOD, FRAMING
	WOOD SHIM OR BLOCKING

ABBREVIATIONS

ACOUS.	ACOUSTICAL	(N)	NEW
AL.	ALUMINUM	N.I.C.	NOT IN CONTRACT
APPROX.	APPROXIMATE	NO.OR#	NUMBER
ARCH.	ARCHITECTURAL	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER(DIM.)
BLKG.	BLOCKING	OFF.	OFFICE
BOT.	BOTTOM	OPNG.	OPENING
CL.	CAST IRON	OPP.	OPPOSITE
CLG.	CEILING	PRCST.	PRECAST
CLO.	CLOSET	PL.	PLATE
CLR.	CLEAR	P. LAM.	PLASTIC LAMINATE
C.O.	CASED OPENING	PLAS.	PLASTER
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PT.	POINT
CONSTR.	CONSTRUCTION	P.T.D.	PAPER TOWEL DISPENSER
CONT.	CONTINUOUS	P.T.D./R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
DEPT.	DEPARTMENT	P.T.R.	PAPER TOWEL RECEPTACLE
DET.	DETAIL	RAD.	RADIUS
DIA.	DIAMETER	R.D.	ROOF DRAIN
DIM.	DIMENSION	REF.	REFERENCE
DN.	DOWN	REFR.	REFRIGERATOR
DISP.	DISPENSER	RSTR.	REGISTER
D.S.	DOWN SPOUT	REINF.	REINFORCED
DWG.	DRAWING	REQD.	REQUIRED
EA.	EACH	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL	RWD.	REDWOOD
ELEV.	ELEVATOR	R.W.L.	RAIN WATER LEADER
ENCL.	ENCLOSURE	S.C.	SOLID CORE
EQ.	EQUAL	S.C.D.	SEAT COVER DISPENSER
EXIST.	EXISTING	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.P.	SOAP DISPENSER
F.D.	FLOOR DRAIN	SECT.	SECTION
F.E.	FIRE EXTINGUISHER	SH.	SHELF
F.E.C.	FIRE EXTINGUISHER CABINET	SHR.	SHOWER
F.H.C.	FIRE HOSE CABINET	SHT.	SHEET
FIN.	FINISH	SHR.	SIMILAR
FL.	FLOOR	S.N.D.	SANITARY NAPKIN DISPENSER
FLOUR.	FLUORESCENT	S.N.R.	SANITARY NAPKIN RECEPTACLE
F.O.C.	FACE OF CONCRETE	SPEC.	SPECIFICATION
F.O.F.	FACE OF FINISH	SO.	SQUARE
F.O.S.	FACE OF STUDS	S.ST.	STAINLESS STEEL
FT.	FOOT OR FEET	S.SK.	SERVICE SINK
FTG.	FOOTING	STD.	STANDARD
FURR.	FURRING	STL.	STEEL
GA.	GAUGE	STOR.	STORAGE
GALV.	GALVANIZED	STRL.	STRUCTURAL
G.B.	GRAB BAR	SUSP.	SUSPENDED
GL.	GLASS	SYM.	SYMMETRICAL
GYP.	GYPSUM	S.S.D.	SEE STRUCTURAL DRAWINGS
H.B.	HOSE BIB	T.B.	TOWEL BAR
H.C.	HOLLOW CORE	T.C.	TOP OF CURB
HDWD.	HARDWOOD	TEL.	TELEPHONE
H.M.	HOLLOW METAL	T. & G.	TONGUE & GROOVE
HORIZ.	HORIZONTAL	THK.	THICK
HR.	HOUR	T.P.D.	TOILET PAPER DISPENSER
HT.	HEIGHT	T.V.	TELEVISION
I.D.	INSIDE DIAMETER (DIM.)	T.W.	TOP OF WALL
INSUL.	INSULATION	TYP.	TYPICAL
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
JT.	JOINT	VERT.	VERTICAL
KIT.	KITCHEN	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	W/	WITH
LT.	LIGHT	W.C.	WATER CLOSET
MAX.	MAXIMUM	WD.	WOOD
MECH.	MECHANICAL	W/O.	WITHOUT
MFR.	METAL	WP.	WATERPROOF
MIN.	MINIMUM	WT.	WEIGHT
MISC.	MISCELLANEOUS		
MTD.	MOUNTED		

GENERAL NOTES

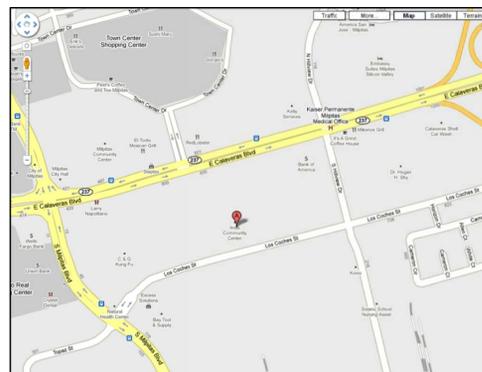
SCOPE OF WORK:
SCOPE OF WORK INVOLVES CONVERTING AN EXISTING ROOM ON WEST SIDE OF THE BUILDING TO DAYCARE USE. FIXTURES IN EXISTING WATER CLOSET WILL BE REPLACED WITH CHILDREN SIZE FIXTURES AND A DOOR WILL BE INSTALLED TO ACCESS ANOTHER WATER CLOSET FOR USE BY ADULTS. PLAY AREA FOR CHILDREN WILL BE CREATED IN EXISTING LANDSCAPED AREA. A NEW FENCE WILL BE BUILT AROUND THE PLAY AREA.

CODES:
CALIFORNIA BUILDING CODE 2010 EDITION
CALIFORNIA FIRE CODE 2010 EDITION
CALIFORNIA MECHANICAL CODE 2010 EDITION
CALIFORNIA PLUMBING CODE 2010 EDITION
CALIFORNIA ELECTRICAL CODE 2010 EDITION
CITY OF MILPITAS ORDINANCES

ALONG WITH ANY OTHER APPLICABLE LOCAL ORDINANCES AND STATE LAWS AND REGULATIONS.

EXISTING CONDITIONS:
INFORMATION ABOUT EXISTING CONSTRUCTION, SHOWN ON THE DRAWINGS WERE OBTAINED FROM DRAWINGS DATED NOVEMBER 26, 2006. ARUN SHAH & ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING CONSTRUCTION.

LOCATION MAP



PROJECT DATA

BLDG. PERMIT #TBD

PROJECT ADDRESS: 525 LOS COCHES STREET
MILPITAS, CA 95035
APN: 86-28-052

ZONING: M-P-INDUSTRIAL

CONSTRUCTION TYPE: III-A

EXISTING FIRE WALLS: BUILDING IS SPLIT INTO 3 SEPARATE BUILDINGS VIA 4-HOUR FIRE WALLS

OCCUPANCY: A2, A3, B, E, S1

EXISTING LOT: 2.451 ACRES

EXISTING AREAS
1ST FLOOR: 36,978 SQ. FT.

PROPOSED CHANGE OF OCCUPANCY
1. CLASSROOM (E-OCCUP) 856 SQ. FT.

NOTE: THIS IS EXISTING AREA, NO NEW AREA IS ADDED TO THE BUILDING.

FIRE SPRINKLER & ALARM SYSTEMS:
A SEPARATE PERMIT IS REQUIRED FROM MILPITAS FIRE PREVENTION DIVISION PRIOR TO INSTALLATION OR MODIFICATION OF FIRE SPRINKLERS & FIRE ALARM SYSTEMS. CONTRACTOR TO SUBMIT DRAWINGS & CALCULATIONS TO OBTAIN NECESSARY PERMITS.

CODE ANALYSIS

BUILDING AREA:
TYPE OF CONSTRUCTION : III-A OCCUPANCY CATEGORY: III AREA WEST OF FIRE WALL: 15,972 SQ. FT. APPROX.

THIS PORTION OF BUILDING IS SEPARATED BY 4-HOUR RATED FIRE WALLS ALONG GRID LINES 4.4 & D. FOLLOWING CALCULATIONS ARE BASED ON NON-SEPARATED OCCUPANCIES

OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA
A-2		14,000 SQ. FT.
B		28,500 SQ. FT.
E		26,000 SQ. FT.

PERIMETER, P = 610 FT.
FRONTAGE, F: VARIES FROM 29 FT. IN THE REAR TO 94 FT. IN FRONT WEIGHTED AVERAGE F = 29.77 FT.

$I_f = [F/P - 0.25] * W / 30 = [392/610 - 0.25] * 29.77 / 30 = 0.39$

$I_b = 0$ (AFES, ONE STORY ABOVE GRADE PLANE); AFES USED FOR ONE HOUR SUBSTITUTION

A2 OCCUPANCY ALLOWABLE AREA = $\{A_1 + [A_2 * I_f] + [A_2 * I_b]\} = \{14,000 + [14,000 * 0.39] + [14,000 * 0]\} = 19,455$ SQ. FT.

RATIO = 15,972 / 19,455 = 0.83 < 1.00

INDEX OF DRAWINGS

A0	TITLE SHEET
A1.1	SITE PLAN
A2.1	OVERALL FLOOR PLAN
A2.2	ENLARGED FLOOR PLAN
A2.3	OUTDOOR PLAY AREA PLAN
A3.1	BUILDING ELEVATIONS

CONTACT LIST

INDIA COMMUNITY CENTER
525 LOS COCHES ST.
MILPITAS, CA 95035

FAROOQ ABBASI
PHONE: 408.802.0279
EMAIL: farooq@indiacc.org

Sheet

TITLE SHEET

Date	Issued For
05.09.11	PLANNING REVIEW
07.05.11	PLANNING REVIEW

Drawn by ARUN

Checked by ARUN

Project no. Sheet no.
A0



THIS DRAWING AND THE INFORMATION SET FORTH HEREON ARE THE PROPERTY OF ARUN SHAH & ASSOCIATES AND ARE TO BE HELD IN TRUST AND CONFIDENCE. PUBLICATION, DUPLICATION IN ANY FORM AND DISCLOSURE OR USE FOR ANY PURPOSE NOT EXPRESSLY AUTHORIZED IN WRITING BY ARUN SHAH & ASSOCIATES IS PROHIBITED.

**INDIA COMMUNITY CENTER
DAYCARE CENTER**
525 LOS COCHES STREET
MILPITAS, CA 95035

Sheet

FLOOR PLAN

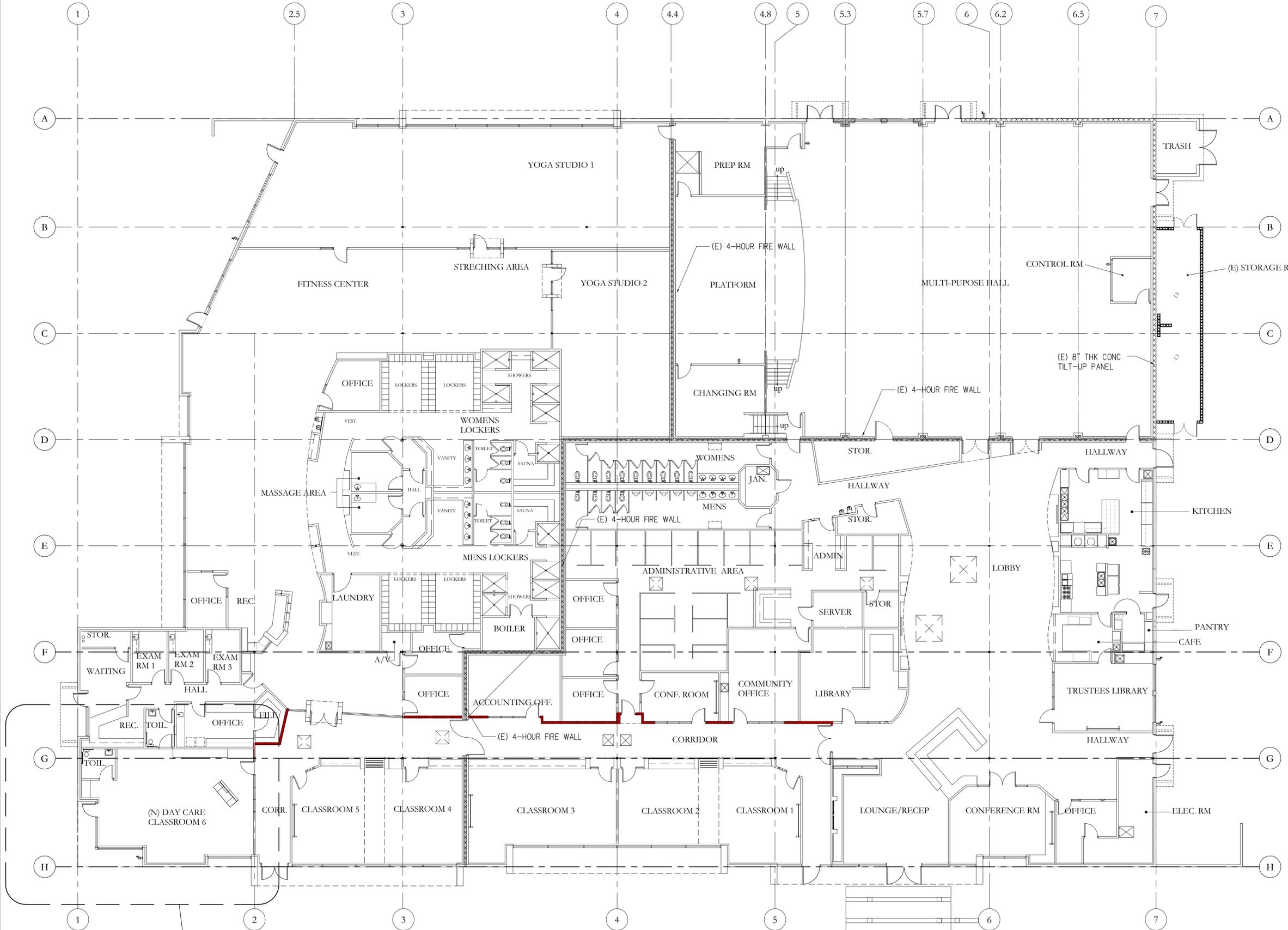
Date	Issued For
05.09.11	PLANNING REVIEW
07.05.11	PLANNING REVIEW

Drawn by ARUN

Checked by ARUN

Project no. Sheet no.
A2.1

OF 6 SHEETS

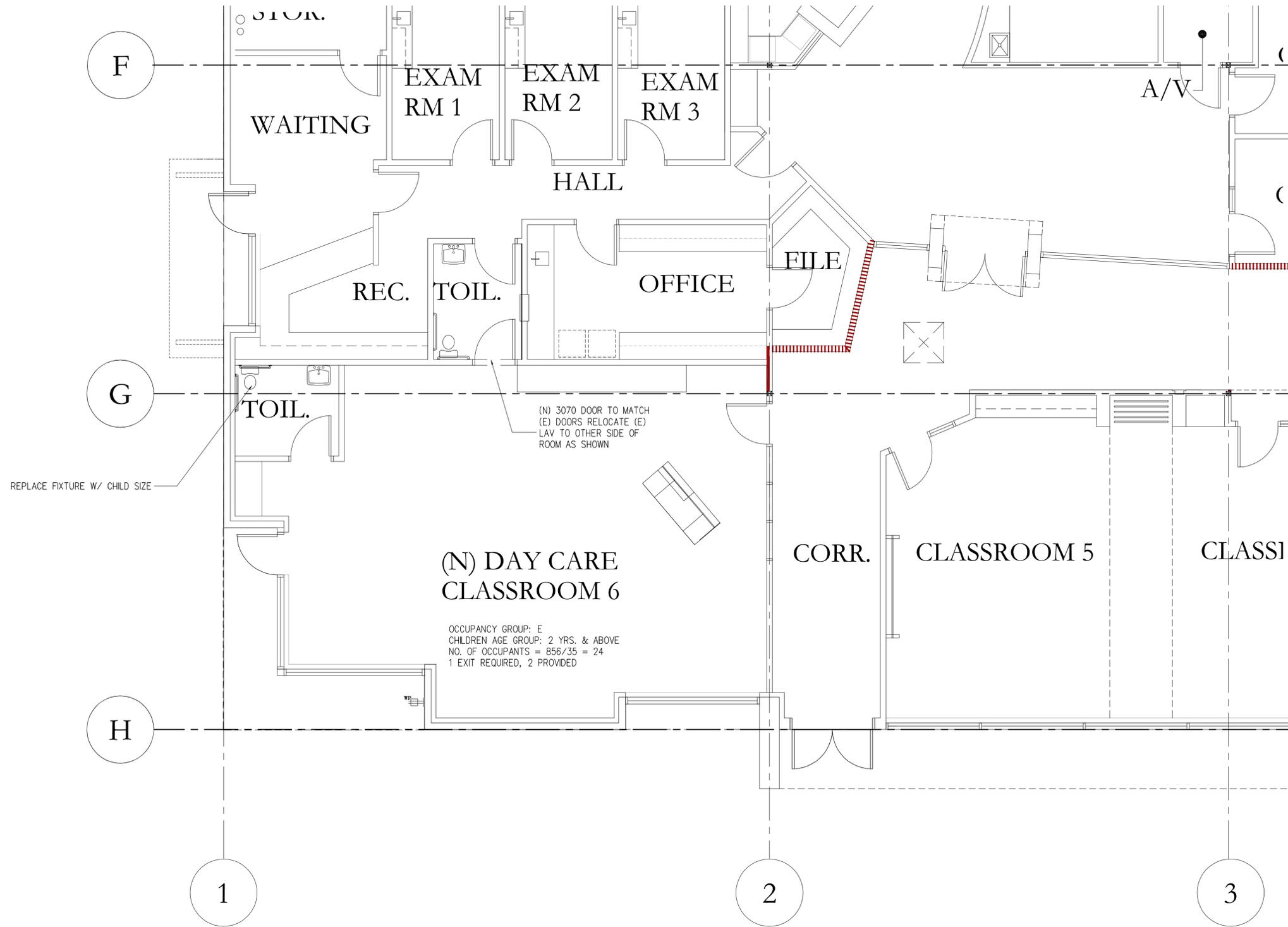


AREA OF PROJECT APPROX. 992 SQ. FT.,
CLASSROOM 856 SQ. FT.; SEE SHEET A2.2
FOR ENLARGED PLANS

1 FLOOR PLAN

3/32"=1'-0"





ARUN SHAH & ASSOCIATES

PO BOX 1805,
FREMONT, CA 94538

(510) 220-4264



THIS DRAWING AND THE INFORMATION SET FORTH HEREON ARE THE PROPERTY OF ARUN SHAH & ASSOCIATES AND ARE TO BE HELD IN TRUST AND CONFIDENCE. PUBLICATION, DUPLICATION IN ANY FORM AND DISCLOSURE OR USE FOR ANY PURPOSE NOT EXPRESSLY AUTHORIZED IN WRITING BY ARUN SHAH & ASSOCIATES IS PROHIBITED.

**INDIA COMMUNITY CENTER
DAYCARE CENTER**
525 LOS COCHES STREET
MILPITAS, CA 95035

Sheet

FLOOR PLAN

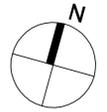
Date	Issued For
05.09.11	PLANNING REVIEW
07.05.11	PLANNING REVIEW

Drawn by ARUN

Checked by ARUN

Project no. Sheet no.
A2.2

1 PARTIAL FLOOR PLAN 1/4"=1'-0"



OF 6 SHEETS

ARUN SHAH & ASSOCIATES

PO BOX 1805,
FREMONT, CA 94538

(510) 220-4264



THIS DRAWING AND THE INFORMATION SET FORTH HEREON ARE THE PROPERTY OF ARUN SHAH & ASSOCIATES AND ARE TO BE HELD IN TRUST AND CONFIDENCE. PUBLICATION, DUPLICATION IN ANY FORM AND DISCLOSURE OR USE FOR ANY PURPOSE NOT EXPRESSLY AUTHORIZED IN WRITING BY ARUN SHAH & ASSOCIATES IS PROHIBITED.

**INDIA COMMUNITY CENTER
DAYCARE CENTER**
525 LOS COCHES STREET
MILPITAS, CA 95035

Sheet
OUTDOOR PLAY AREA PLAN

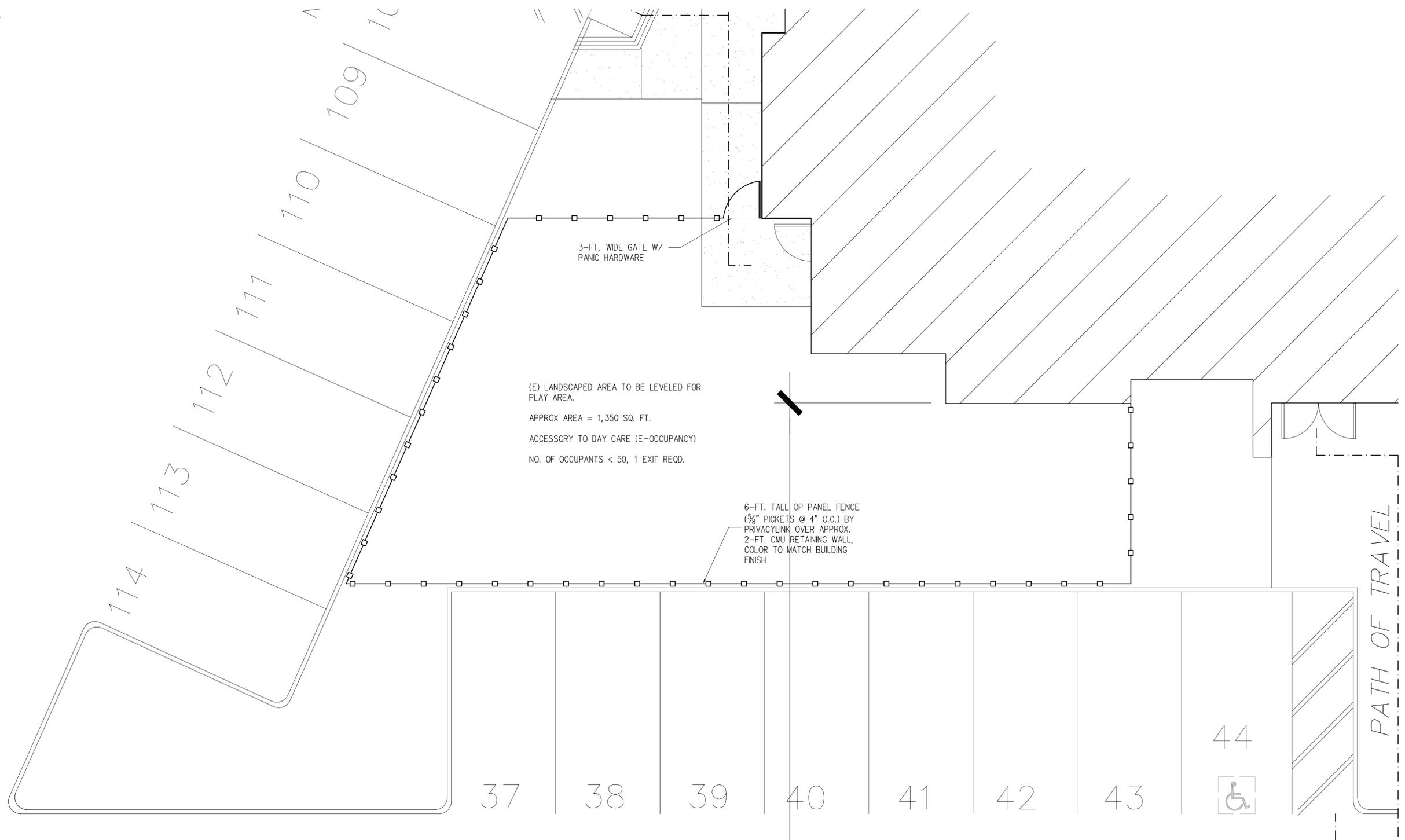
Date	Issued For
05.09.11	PLANNING REVIEW
07.05.11	PLANNING REVIEW

Drawn by ARUN

Checked by ARUN

Project no. Sheet no.
A2.3

OF 6 SHEETS



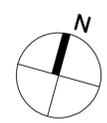
(E) LANDSCAPED AREA TO BE LEVELED FOR PLAY AREA.
APPROX AREA = 1,350 SQ. FT.
ACCESSORY TO DAY CARE (E-OCCUPANCY)
NO. OF OCCUPANTS < 50, 1 EXIT REQD.

6-FT. TALL OP PANEL FENCE
(5/8" PICKETS @ 4" O.C.) BY PRIVACYLINK OVER APPROX.
2-FT. CMU RETAINING WALL,
COLOR TO MATCH BUILDING FINISH

3-FT. WIDE GATE W/
PANIC HARDWARE

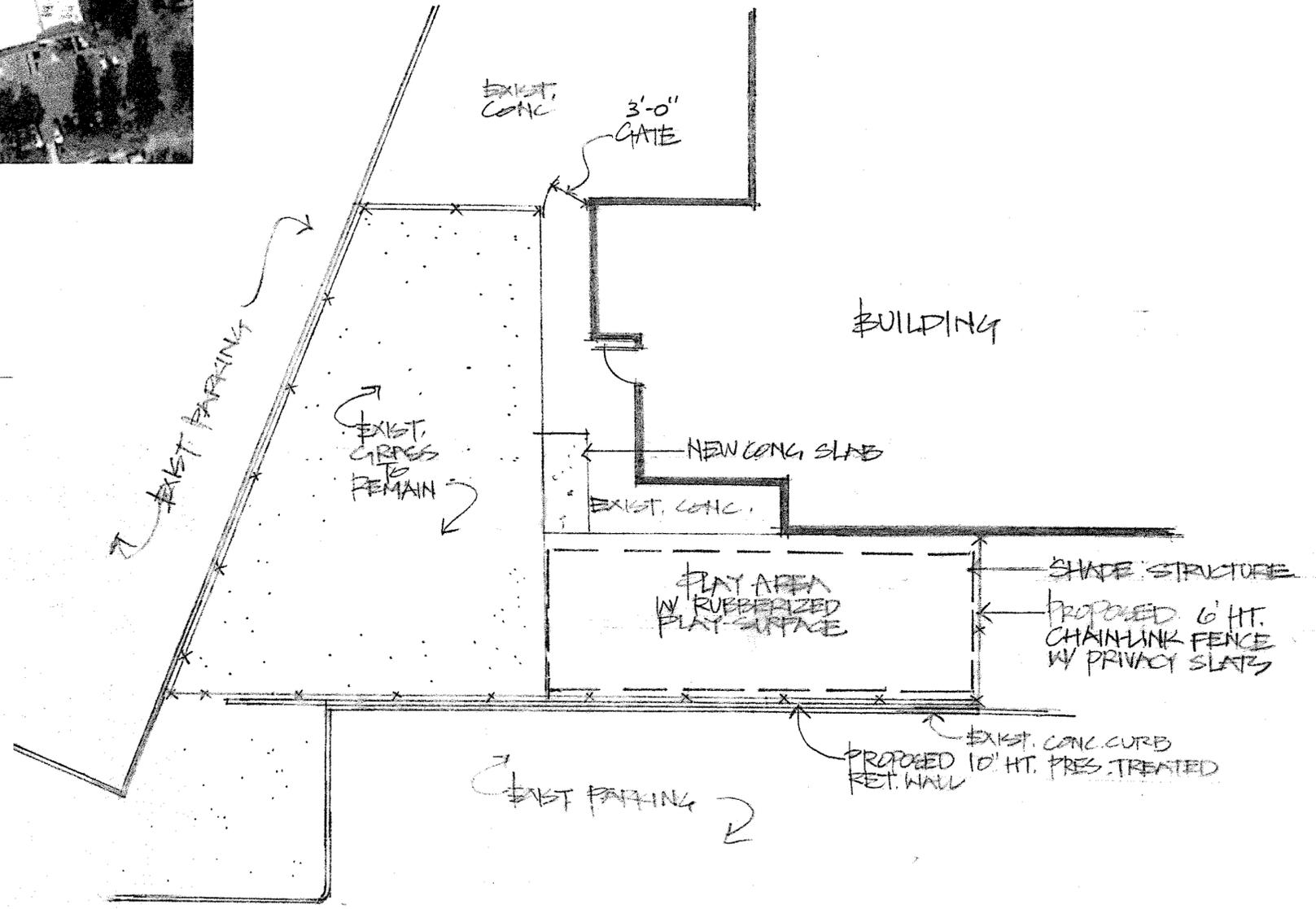
PATH OF TRAVEL

1 OUTDOOR PLAY AREA 1/4"=1'-0"





SITE LOCATION



List of equipments for outdoor

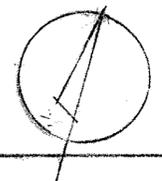
Item	Website
Sand & water table	http://www.kaplanco.com/store/trans/productDetailForm.asp?CatID=
Seesaw	http://www.swingsetsandmore.com/Grow-n-Up-8035-01-NGU1002.h
Play up double slide climber	http://www.kaplanco.com/store/trans/productDetailForm.asp?CatID=
Basketball hoop	http://www.amazon.com/gp/customer-media/product-gallery/B000GK
Tricycle -2	http://www.amazon.com/Friendly-Toys-Preschool-Fold-Up-Tricycle/d

STEVE WONG
 LANDSCAPE ARCHITECT
 30225 ARAGON PLACE • UNION CITY • CA 94587
 (510) 471-7526 • CA LIC. NO. 2097

7-12-11

PROPOSED CHILD-CARE PLAY AREA
 I.C.U. 525-LOS COCHES, MILPITAS

SCALE: 1/8" = 1'





THIS DRAWING AND THE INFORMATION SET FORTH HEREON ARE THE PROPERTY OF ARUN SHAH & ASSOCIATES AND ARE TO BE HELD IN TRUST AND CONFIDENCE. PUBLICATION, DUPLICATION IN ANY FORM AND DISCLOSURE OR USE FOR ANY PURPOSE NOT EXPRESSLY AUTHORIZED IN WRITING BY ARUN SHAH & ASSOCIATES IS PROHIBITED.

**INDIA COMMUNITY CENTER
DAYCARE CENTER**
525 LOS COCHES STREET
MILPITAS, CA 95035

Sheet
**BUILDING
ELEVATIONS**

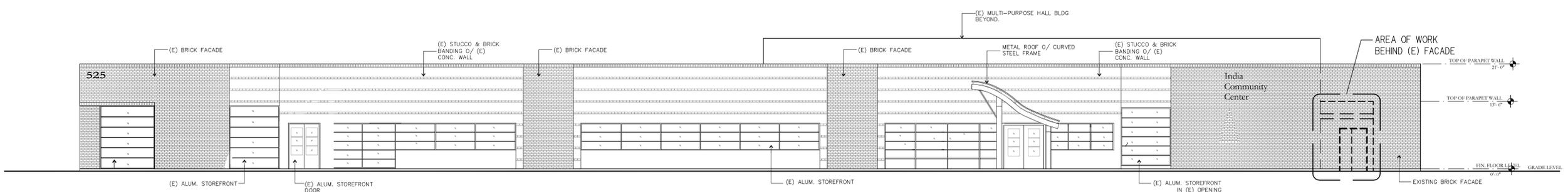
Date	Issued For
05.09.11	PLANNING REVIEW
07.05.11	PLANNING REVIEW

Drawn by ARUN

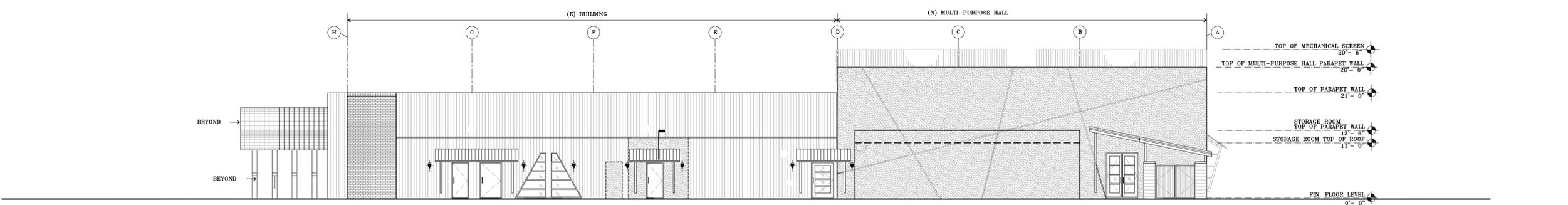
Checked by ARUN

Project no. Sheet no. **A3.1**

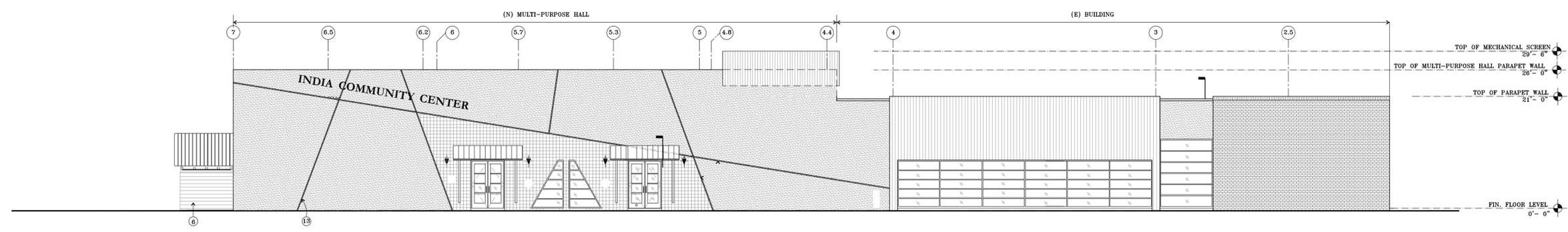
OF 6 SHEETS



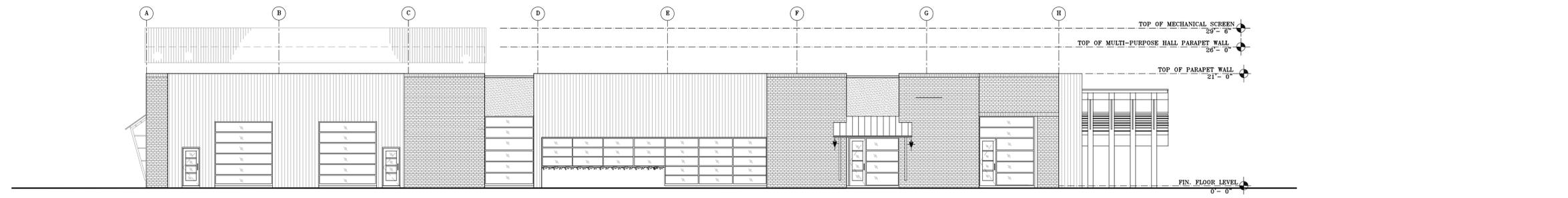
**1 FRONT ELEVATION
SOUTH – NO CHANGE**
3/32"=1'-0"



**2 RIGHT ELEVATION
EAST – NO CHANGE**
3/32"=1'-0"



**3 REAR ELEVATION
NORTH – NO CHANGE**
3/32"=1'-0"



**4 LEFT SIDE ELEVATION
WEST – NO CHANGE**
3/32"=1'-0"

**India Community Center***Unite. Serve. Celebrate*

To
Cindy Hom
City Planner
Milpitas, CA

Dear Cindy

The ICC Pre-School program is being created within the overall mission and framework of the India Community Center. Our goal is to leverage ICC's cultural strengths while creating a preschool that is unique, culturally vibrant and enriching for every child that enrolls.

We want to help children become enthusiastic, motivated learners. These goals will be achieved by developing a curriculum which balances play based learning along with a focus on strong academic foundations. This dual focus helps create a strong foundation for future academic success by fostering a desire to learn. Learning takes place in a stimulating, supportive, and culturally sensitive environment which addresses all the developmental domains – social, emotional, physical, and language. Another focus of the academic curriculum is Kindergarten Readiness. Our curriculum focuses on specific readiness skills and standards that children are expected to have before they enter Kindergarten. In particular we will work on concepts like reading readiness, math, listening skills, following directions, self control, and respecting others.

The ICC Pre-School will serve 25 children aged 2 years to those entering 1st grade. It will be open Monday through Friday from 8 AM to 6PM. We will offer both a half-day program, which would run from 9AM to 12 PM, and a full day program running from 9AM to 5PM.

Please let me know if I can help you with any other information.

Tanuja Bahal
Executive Director
Tanuja@indiacc.org
Tel: 408 416 0215



India Community Center

Unite. Serve. Celebrate

ICC Preschool

Parent Handbook

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org



India Community Center

Unite. Serve. Celebrate

Philosophy and Curriculum

At ICC the goals of our curriculum are to help children become enthusiastic, motivated learners. A child centered rather than teacher directed curriculum based on the children's interest and needs empowers them to become critical thinkers and confident problem solvers. These goals are achieved by developing a curriculum which balances *play based learning* along with a focus on *strong academic foundations*. This dual focus helps create a strong foundation for future academic success by fostering a desire to learn. Learning takes place in a stimulating, supportive, and culturally sensitive environment which addresses all the developmental domains – social, emotional, physical, and language. Another focus of the academic curriculum is *Kindergarten Readiness*. Our curriculum focuses on specific readiness skills and standards that children are expected to have before they enter Kindergarten. In particular we will work on concepts like reading readiness, math, listening skills, following directions, self control, and respecting others.

At ICC the children have a unique opportunity to explore and experience the various facets of Indian culture and heritage. Cultural enrichment is woven into the daily routines through teacher and peer interactions. Cultural immersion is built into the curriculum planning through opportunities to experience Indian food, music, clothes, literature, dances, languages, and celebrations.

Days and Hours of operation

Our center is open Monday through Friday from 8 AM to 6PM. We offer a half-day program, which runs from 9AM to 12 PM, and a full day program running from 9AM to 5PM

Supplementary /optional service offered:

Extended care 5 pm to 6 pm

Early care 8 am to 9 am

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

**India Community Center***Unite. Serve. Celebrate*

Field trip provision: Not offered

Transportation provision: Not offered

Holidays and Center Closure

ICC will observe the following holidays. These have been accounted for in the monthly fees.

List of Holidays: 2011

Holidays

January 1	Saturday	New Years Day
February 21	Monday	President's Day
May 30	Monday	Memorial Day
July 4	Monday	Independence Day
September 5	Monday	Labor Day

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org

**India Community Center***Unite. Serve. Celebrate*

November 24	Thursday	Thanksgiving Day
November 25	Friday	Day after Thanksgiving Day
December 23	Friday	Christmas Eve
December 26	Monday	Christmas
December 30	Friday	New Years Eve

Ages of the children

Our preschool program serves children from age 2 years to entering 1st grade. The child must be potty trained. The classrooms will be mixed age classrooms

Schedule of Daily Activities**Full Day and Part Day**

Center Opening

Indoor/Outdoor Activities

Large Group Time (circle time)

Lunch

Brushing teeth

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org

**India Community Center***Unite. Serve. Celebrate*

Rest time/nap time

PM snack

Outdoor/Indoor activities

Music and movement/story time

Departure- Center closing

Meals and Nutrition

ICC will provide healthy and nutritious snacks to the children. A morning and afternoon snack will be provided. Lunch will be provided by the parents.

Option of substitution will be provided for children having allergies.

Naps

Children who attend the full day program will be encouraged to rest and relax. Children who do not wish to take a nap will be provided alternate quiet activities during naptime. Parents will provide the sheets and blankets for their children. Every Monday the parents will bring the sheets and blankets and these will be sent home every Friday to be washed.

Health and Medical Policy

At ICC, we strive to provide a safe and healthy environment and prevent the spreading of communicable diseases by following strong hygiene practices like: washing hands throughout the day, especially before mealtimes, after using the bathroom, periodically bleaching all equipment, toys and furniture.

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org



India Community Center

Unite. Serve. Celebrate

Exclusion of sick children from the program.

Children should remain at home if they display any of the following symptoms:

1. Fever of 100 degrees under arm (auxiliary) or higher, and if they also have one or more of the following: diarrhea, earache, shows signs of irritability or confusion, sore throat, rash.
2. Vomiting on two or more occasions within the past 24 hours.
3. Diarrhea – three or more watery stools in a 24-hour period.
4. Draining rash or undiagnosed rash lasting over a 24-hour period.
5. Eye discharge or pink eye. Children can be readmitted after medical diagnosis to rule out bacterial or viral infection, or 24 hours on antibiotic treatment.
- 6. Fatigue that prevents participation in regular activities.**
7. Open oozing sores and scabs, unless properly covered and 24 hours on antibiotic treatment.
8. Head lice – until treatment is effective and a follow-up check has been made by school personnel.

Children may return to the program if they have been symptom free for 24 hours or with a written doctor's release.

Medications

At ICC, medications will not be administered to the children. Parents would be able to come to the classroom to give the medicine to their child when needed.

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).



India Community Center

Unite. Serve. Celebrate

Medical Emergencies

If your child should need medical attention beyond first aid, the parents will be contacted by a staff member and irrespective of insurance we should be able to call emergency care (911) .

Utilization of consultants & community resources offered:

Participation in cultural functions, programs and celebrations as part of the community center regularly offers.

Sign in-Sign out Procedure

Your child must be signed in and out each day by a parent/guardian or authorized representative. Sign in using your full name (not initials) with the drop off time. After signing in take your child to his/her teacher. At no time is the child to be left unattended. At pick up time the same procedure is to be followed. Please inform the school if the child is not going to be attending school or is going to be coming in late. We will release your child only to the authorized representative listed on the Emergency Card. The person (other than the parent) will be required to show a valid photo ID.

Late Pick -Ups

It is important for you to pick up your child at the contracted time. Late pickups are stressful for both your child and our staff. In case of an emergency, please call to let us know that you will be late. A late fee of _\$10 for the first 15 minutes and \$1 for each subsequent minute will be charged. Late pick up twice a month will be the reason for termination.

Discipline Policies

Discipline helps children learn more effective and appropriate ways to get their needs met. Trained teachers facilitate the development of self-control and pro-social skills in children by using skills and strategies like redirection, relationship between behavior and consequences, consistency and clear definition of boundaries, encouragement, and conflict resolution techniques. At no time are

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org



India Community Center

Unite. Serve. Celebrate

physical (corporal punishment) or punitive methods used. If a child experiences continuing behavior challenges, the child's teacher will work with the parents to come up with an action plan to address the issues and help the child succeed at school.

Grounds for Termination

A child may be terminated for any of the following reasons.

- Failure to complete required admission paperwork on time.
- Failure to provide required documentation at the time of enrollment.
- Failure to pay fees in a timely manner.
- Failure to follow ICC policies and values or comply with the Community Care Licensing requirements.
- Continued pattern of late pick-up i.e. 2 times in 1 month.

Parent Conferences

Regular Parent-Teacher conferences will be scheduled in order to discuss your child's progress and developmental milestones. This helps us identify areas of strength, areas which require additional support to meet the academic and social goals. Conferences will be held 2 times a year. Parents are welcome to request additional meetings at any time should they feel the need.

Admission Agreement

Each family is required to completely fill in all the forms in the Registration Packet. The Financial Agreement, Emergency Information forms, Physician's Report (30 Days from date of enrollment), Immunization Card, Birth Certificate, Medical consent, allergy information, Parents Rights, Childs Personal Rights, all need have to be turned in before the child can start school.

Compatibility determination

One or more interviews with the parents or authorized representatives are conducted in order to determine the child's physical, emotional, and social

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

**India Community Center***Unite. Serve. Celebrate*

needs. This assessment is essential in determining that the program is able to meet the needs of the individual child and ensure a good fit.

Fees Policy

Full day: \$900

Half Day: \$500

Extended care 5 pm to 6 pm \$100/week

Early care 8 am to 9 am \$100/week

All fees are payable to the India Community Center. Fees can be paid by cash, check, and credit card. Fees are due 1st day of the month. Late fee will be charged after 4th day of each month. Monthly fees are the same every month regardless of holidays or center closure. Your monthly tuition fees have been averaged over a 12-month period.

Refund Policy

A 15 day's written notice of withdrawal is needed.

ICC reserves the right to modify any of its admission policies. A 30 day written notice of the change will be given to the parents before the change is implemented.

The India Community Center is a 501(c) (3) tax-exempt organization (Tax ID #52-2351119).

■ 525 Los Coches Street, Milpitas, CA 95035 ■ T: 408-934-1130 ■ F: 408-934-1150 ■ www.indiacc.org