461 Orange Avenue

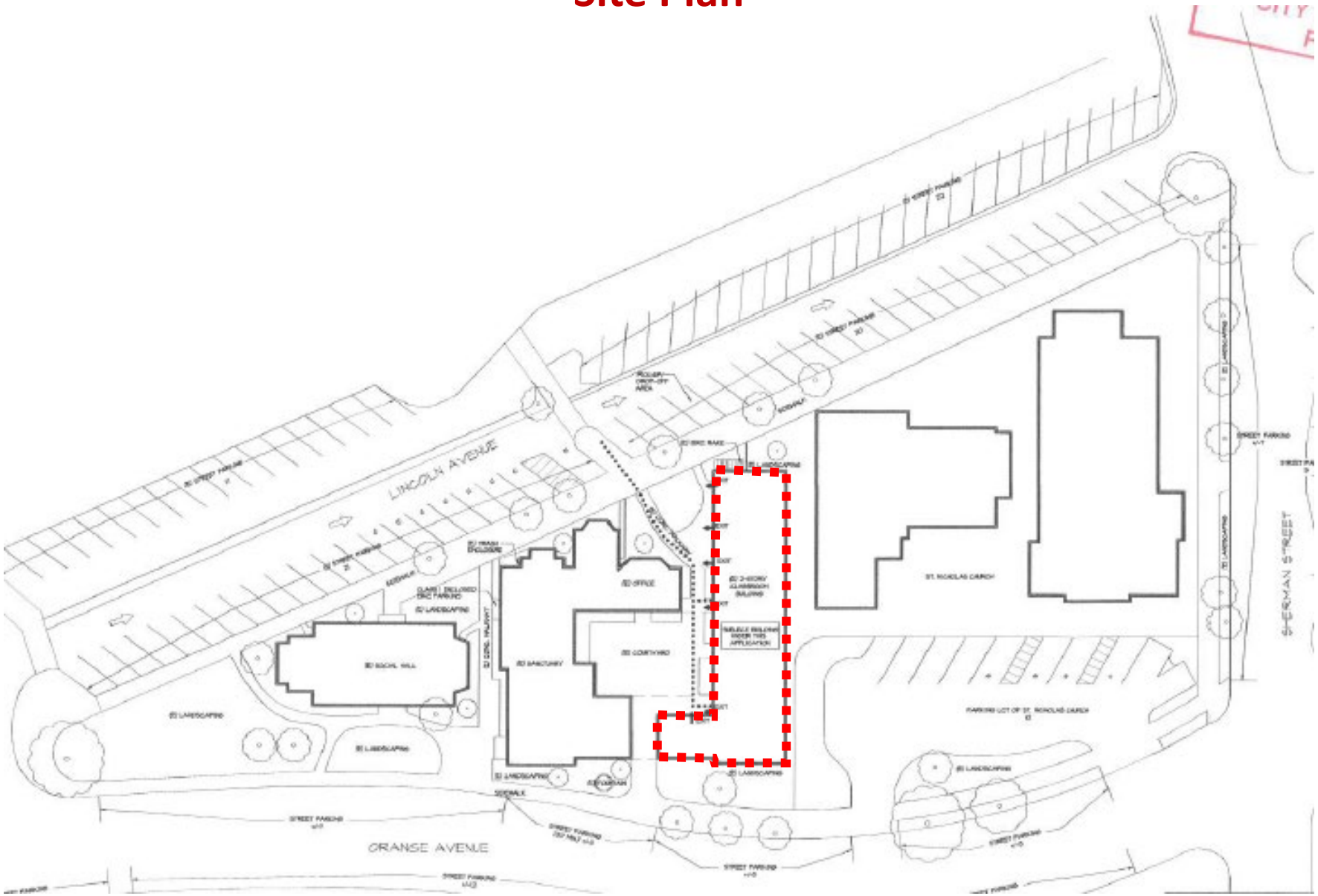
19-UP-02

City Council

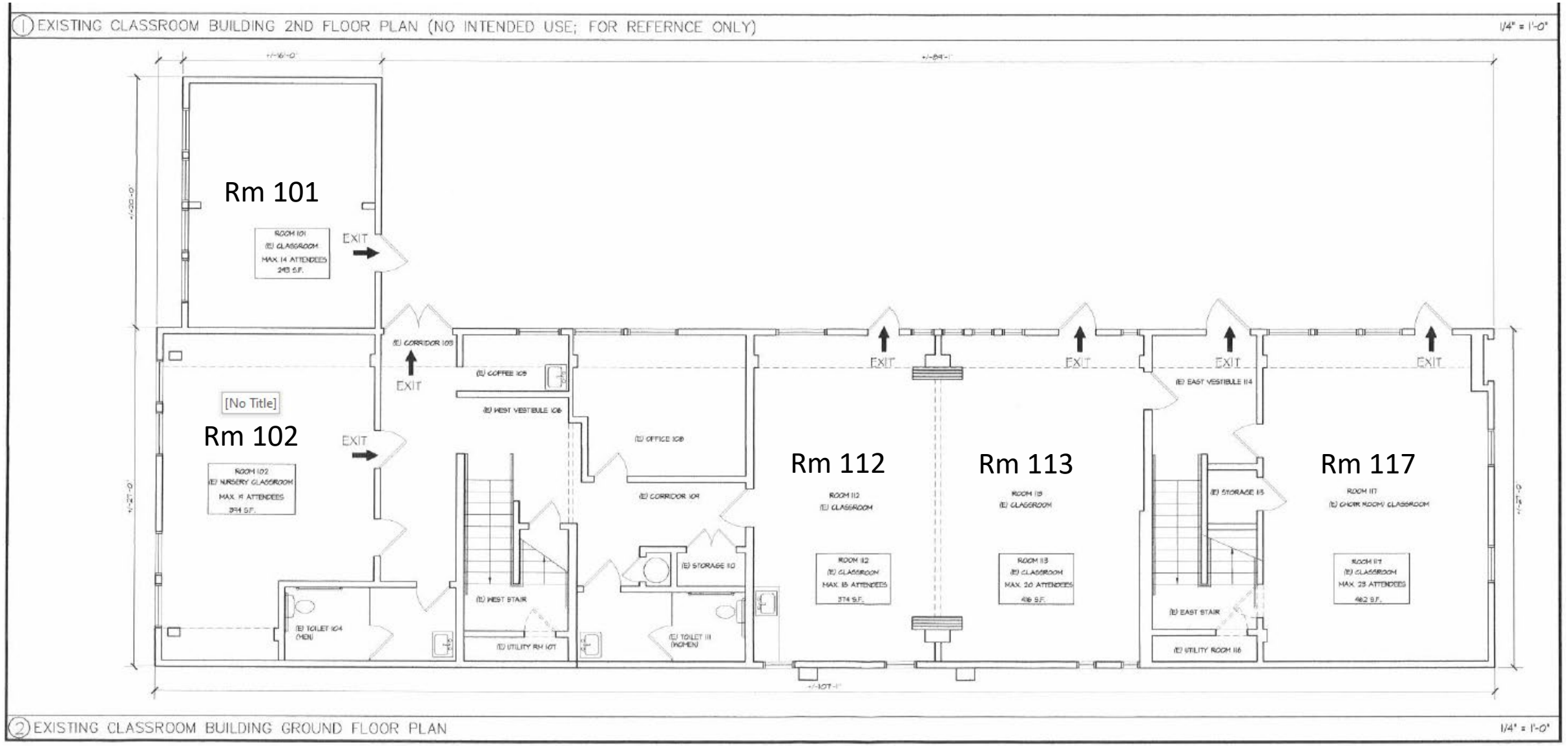
Tuesday, March 23, 2021

Aerial – 461 Orange Avenue and Immediate Vicinity

Site Plan


LINCOLN AVENUE
ORANGE AVENUE
SHERMAN STREET
ST. NICHOLAS CHURCH

First Floor Plan




Rear of School Building
Orange Avenue


School Building
Lincoln Avenue


School Building

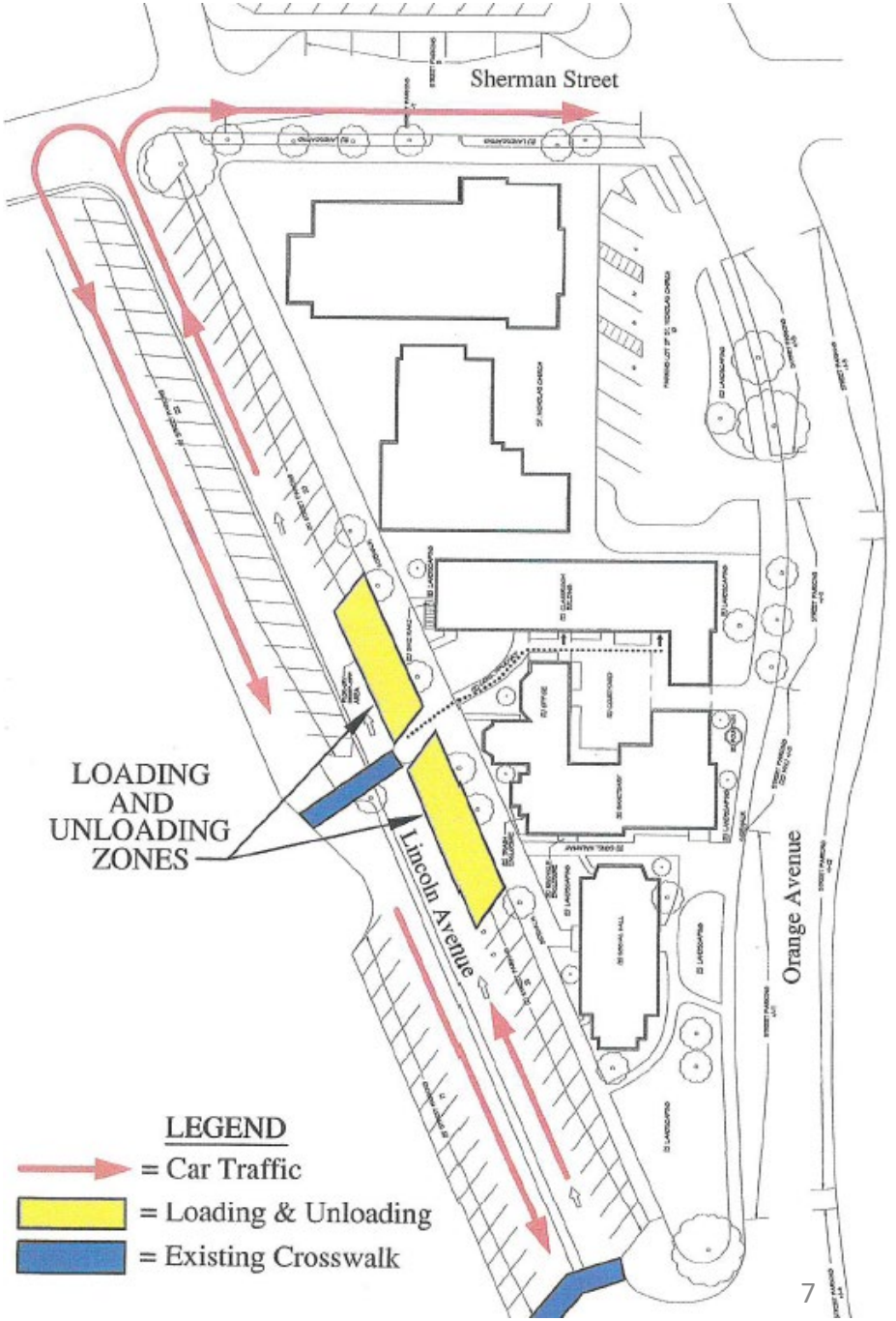

Lincoln Avenue – Parking

Planning Commission unanimously voted to approve the Project subject to the following addition directions/conditions:

- Provide an annual compliance report submitted to the Community Development Department;
- Develop a transportation management plan that addresses drop-off/pick-up and a carpool van;
- Use appropriate signage, staffing and monitoring that shall be outlined in the traffic management plan;
- Acknowledgement or check in by those taking students to or from site with drop-off/pick-up locations limited to Lincoln Avenue and the applicant discouraging the use of Orange Avenue;
- Complete Streets Commission to review the use permit prior to consideration by the City Council;
- Develop a plan for outdoor activities; and
- Any student population increase beyond approved enrollment number requires a use permit amendment.

Traffic Management Plan

- Drop-Off and Pick-up occurs on Lincoln Avenue
  - Proposed Diagram shows preferred drop-off and pick-up areas
  - TIA shows highest existing parking usage is 17 of 134 parking spaces (along Lincoln Avenue)
  - Departing students will leave by Lincoln Avenue (northbound), or by making a right-turn on Sherwood Avenue.
  - No Cars shall park in Orange Avenue
- Oversight
  - Parents to sign enrollment agreement.
  - Staff shall monitor from 4:30 pm to 6:00 pm daily.
- Signage
  - No promotional signs permitted along Lincoln or Orange Avenue
  - Direction signs permitted
- Outside Activities
  - Limited to Parish Hall or courtyard area
  - Staff shall conduct oversight.
- Annual compliance report, also required by Planning Commission Condition.



The Complete Streets Commission voted to recommend approval of the Project subject to the following recommended directions and conditions:

Directions:

- The applicant shall investigate measures to install fencing to secure the entry, exit and courtyard for the safety of the children attending the school;
- Prior to Council review, the applicant shall revise the project description to incorporate the Operations Description in Section 3.0 of the Traffic Impact Analysis report; and
- The Transportation Management Plan shall be revised to show it is rigorously enforced with specific metrics and standards for compliance and enforcement.

Conditions:

- One year after project approval, the Planning Commission shall conduct a review of the use permit to confirm compliance with the Conditions of Approval; and
- The private school should consider issuing parking permits/tags for parents/guardian and employee parking.

Project Trip Generation Rates and Estimates

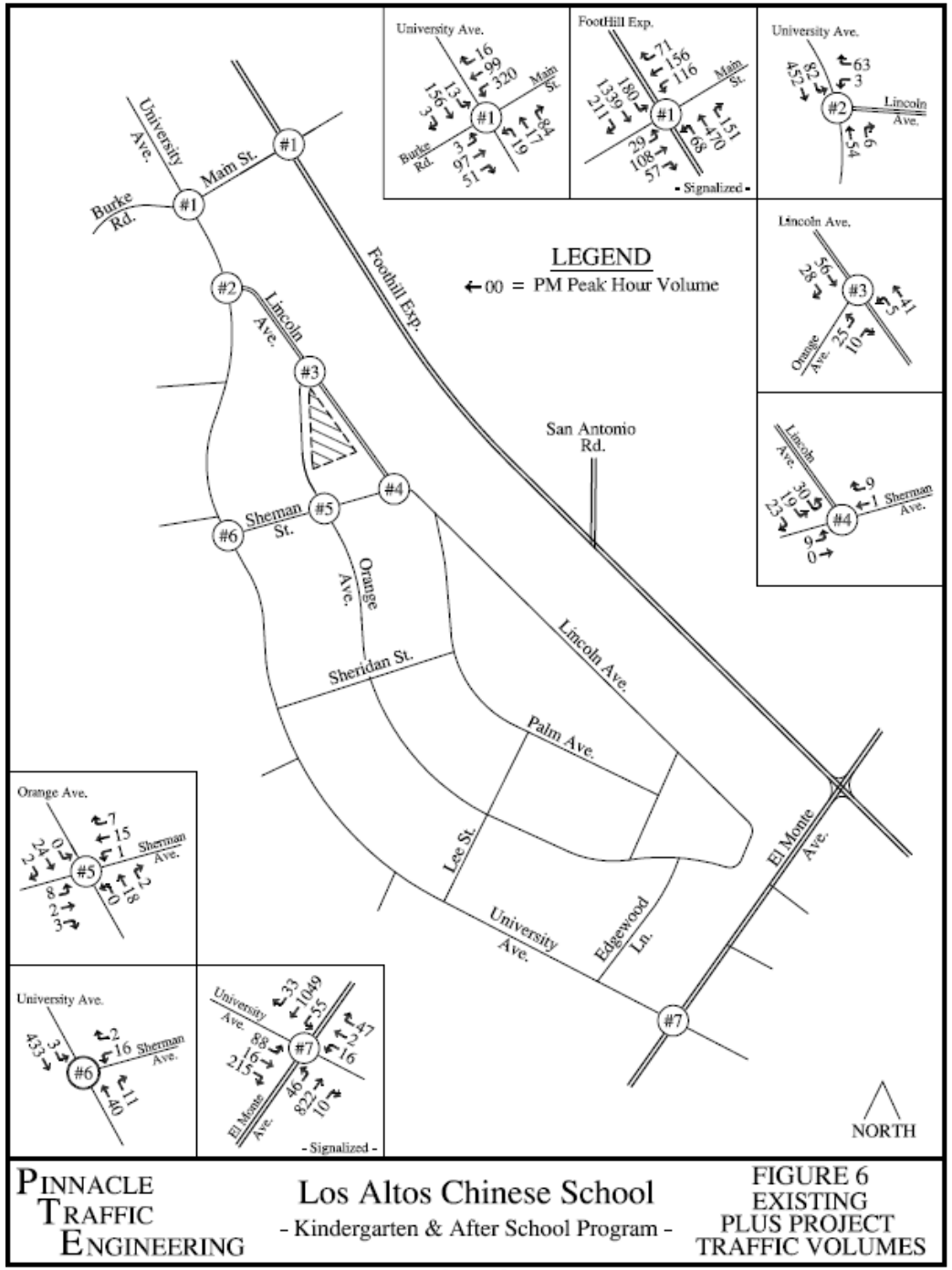
Table 4 - Project Trip Generation Rates and Estimates

Ultimate Enrollment	Number of Vehicle Trips		
	Afternoon Peak Hour (a & b)		Daily (c)
	In	Out	
ITE Trip Generation Rates (Private School)	(0.29)	(0.33)	(2.48)
After School Program (75 Students)	22	25	186

(a) Peak hour trips based on private school (K-8) rates, ITE LU #534

(b) Represents afternoon PM peak hour of the "generator"

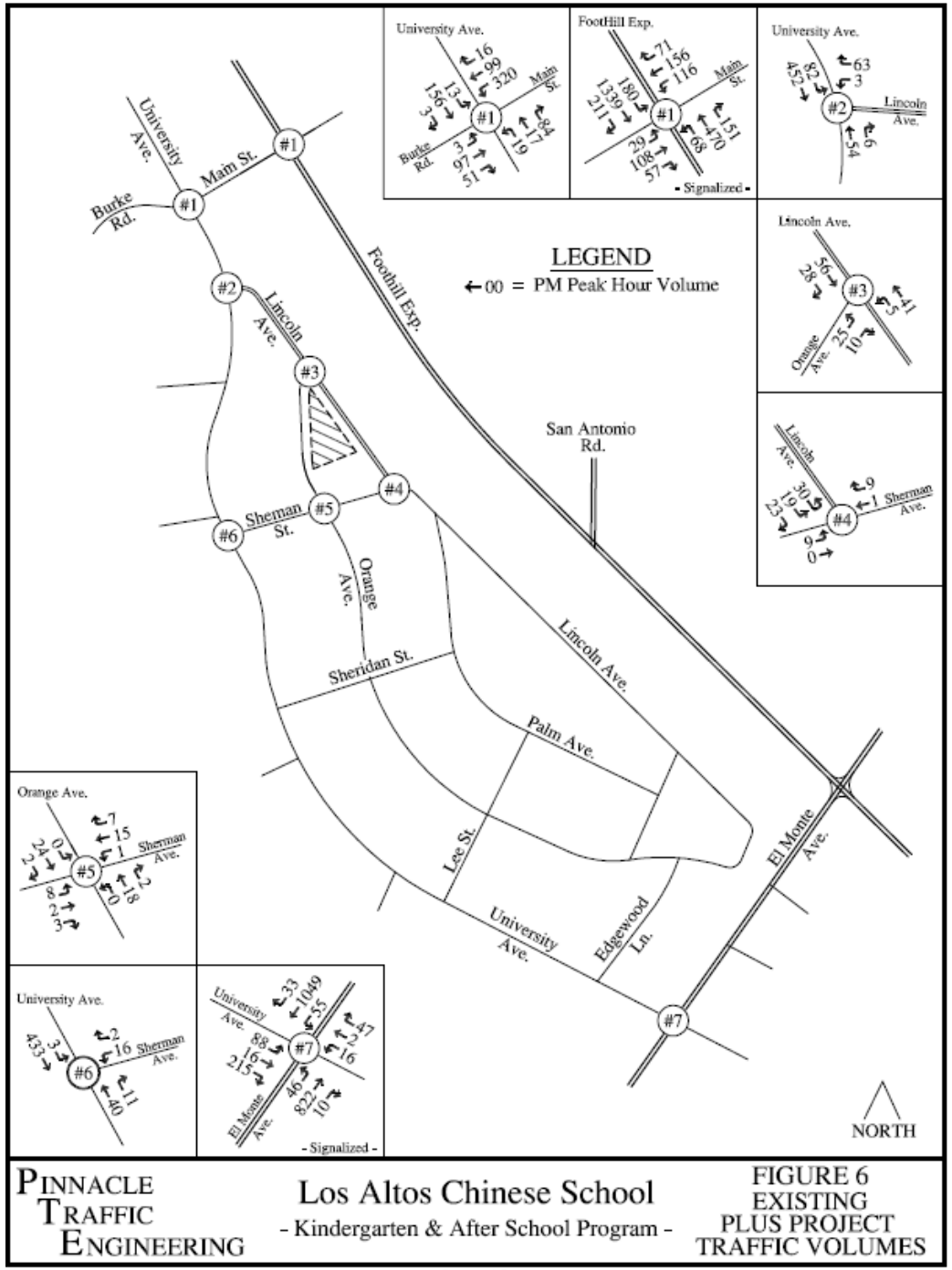
(c) Daily trips based on private school (K-12) rates, ITE LU #536 (total of 75 students)



Existing Plus Project PM Peak Hour Intersection LOS

Study Intersection	Traffic Control	Existing		Exist. Plus Project		Project Impact
		Avg. Delay (Sec.)	LOS Value	Avg. Delay (Sec.)	LOS Value	
Foothill Exp. / Main St.	Signal	18.6	B-	18.8	B-	No
Main St.-Burke Rd. / University Ave. Stop Controlled Approach (a) -	Stop Control	7.5 (14.3)	A (B)	7.8 (14.6)	A (B)	No
University Ave. / Lincoln Ave. Stop Controlled Approach (a) -	Stop Control	1.5 (9.2)	A (A)	1.9 (9.2)	A (A)	No
Lincoln Ave. / Orange Ave. Stop Controlled Approach (a) -	Stop Control	2.4 (9.3)	A (A)	2.4 (9.5)	A (A)	No
Lincoln Ave. / Sherman St. Stop Controlled Approach (a) -	Stop Control	7.3 (8.8)	A (A)	7.9 (9.0)	A (A)	No
Orange Ave. / Sherman St. Stop Controlled Approach (a) -	Stop Control	2.6 (9.0)	A (A)	4.0 (9.2)	A (A)	No
University Ave. / Sherman St. Stop Controlled Approach (a) -	Stop Control	0.3 (11.3)	A (B)	0.5 (11.9)	A (B)	No
El Monte Ave. / University Ave.	Signal	23.7	C	24.1	C	No

(a) Highest stop-sign controlled approach delay reported in parenthesis



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Vehicle Miles Traveled (VMT) Impacts

The City of Los Altos draft VMT policy includes the following screening criteria relevant to the project:

- Map-Based Screening: Residential and employment land use projects located in areas of low VMT, defined as exhibiting VMT that is 15 percent or greater below the existing citywide average VMT, shall be presumed to have a less than significant transportation impact. Citywide average VMT per capita or per employee baseline values are obtained from the

- Valley Transportation Authority (VTA) and may be amended periodically to reflect the best available data and most relevant base year.

Table 3 - Project Parking Survey Data Summary

Survey Times	Parking Survey Area								Total	Percent Occupied
	1	2	3	4	5	6	7	8		
Capacity	44	17	38	40	19	12	9	14	193	
2:30 PM	4	1	2	5	1	5	2	8	28	15%
2:45 PM	4	1	1	5	1	4	3	8	27	14%
3:00 PM	4	1	1	5	1	4	2	6	24	12%
3:15 PM	4	1	1	5	1	4	3	6	25	13%
3:30 PM	3	2	1	6	1	4	3	6	26	13%
3:45 PM	2	1	2	6	1	4	3	8	27	14%
4:00 PM	3	1	2	6	1	4	3	8	28	15%
4:15 PM	3	1	4	3	2	4	3	7	27	14%
4:30 PM	3	1	5	3	2	3	3	7	27	14%
4:45 PM	3	1	6	3	2	3	4	7	29	15%
5:00 PM	**3**	**1**	**11**	**2**	**2**	**3**	**4**	**8**	**34**	**18%**
5:15 PM	3	1	7	2	2	3	4	8	30	16%
5:30 PM	2	1	6	1	2	3	3	7	25	13%
5:45 PM	2	1	6	1	2	3	3	7	25	13%
6:00 PM	3	0	6	3	2	3	2	6	25	13%
6:15 PM	3	0	7	1	2	3	1	6	23	12%
6:30 PM	3	0	6	0	2	3	1	6	21	11%

Recommended Revision to Condition of Approval No. 4

Original Condition:

- The private school will not permit students outdoors for activities or play periods during the hours of operation.

Proposed Condition

- The private school will permit students in the courtyard for activities or play periods during the hours of operation.


Orange Ave
Lincoln Ave
Lincoln Ave
461 Orange Avenue
Lincoln Ave
Foothill Expy
G5
St. Nicholas
Catholic Church
Lincoln Ave
Sherman St
Orange Ave