



North Fair Oaks Community Council

Owner: **Marcus and Sara Maita Family Trust, Wood Family Trust;**
Applicant: **Jim Eagen**
File Number: **PLN2011-00070,**
Location: **3151 Edison Way, North Fair Oaks**
APN: **054-261-220, 054-261-230, 054-261-210**

Project Description:

Establish a new 9,260-square-foot K-8 primary school called Synapse School Campus No. 2, with a maximum of 140 students, within an existing indoor recreation facility, SportsHouse.

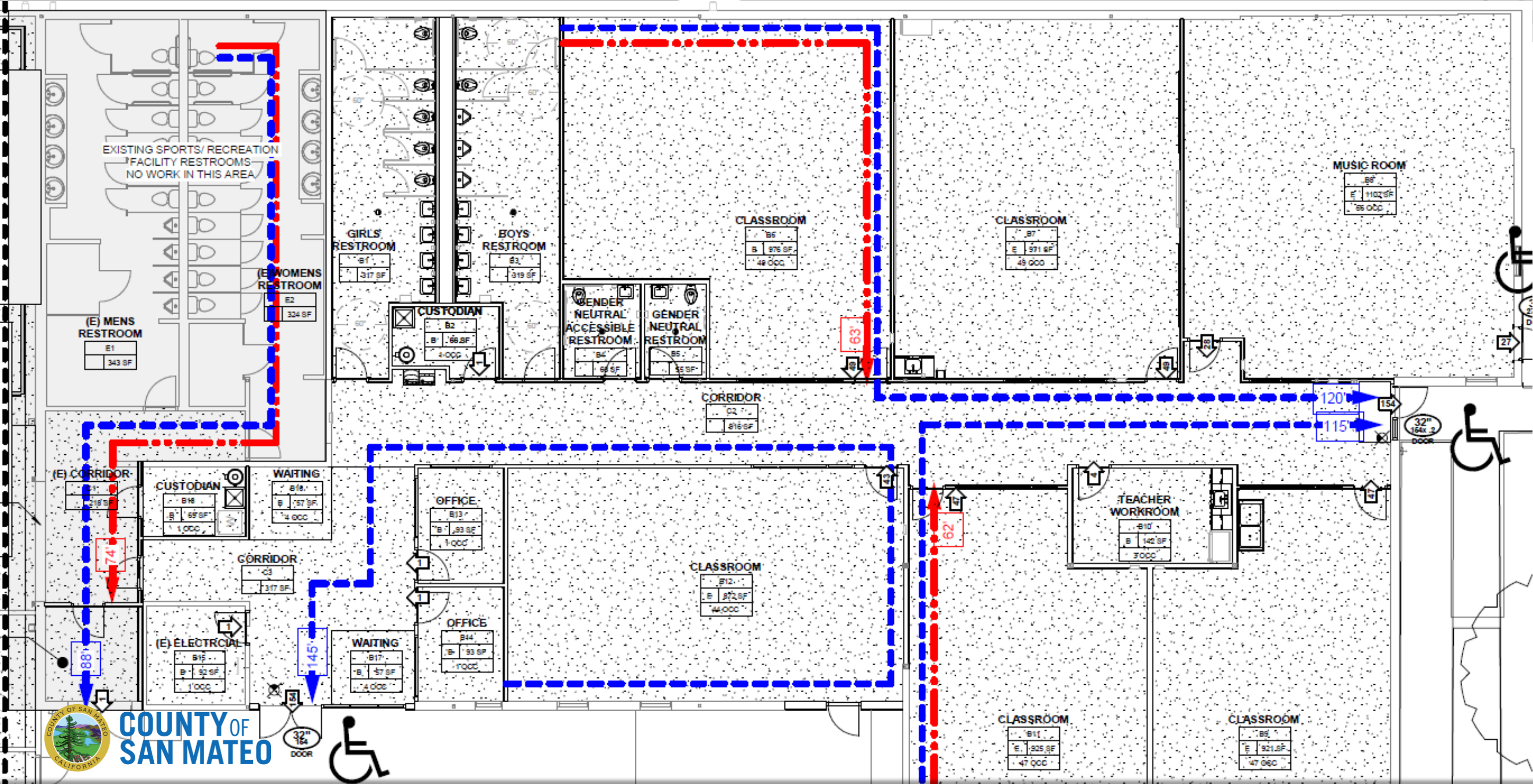
3151 Edison Way

Sports House
3151



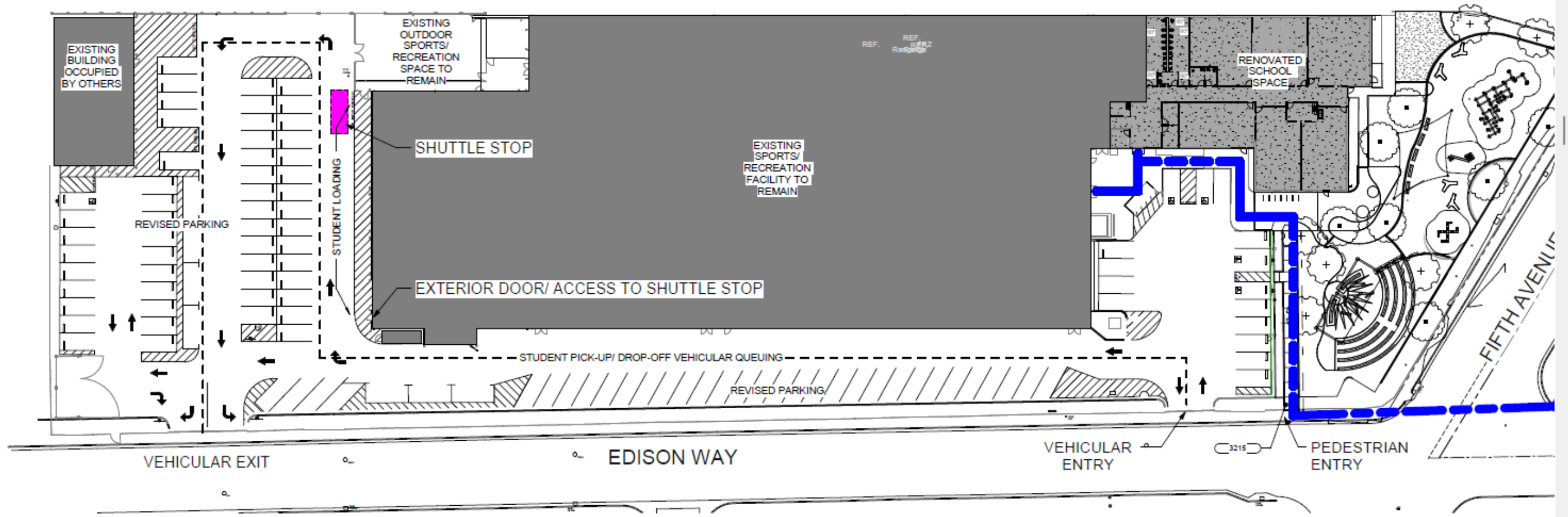


Project will occupy the eastern portion of the building



6 Classrooms for 140 Students and 15 staff

RAILROAD LINE



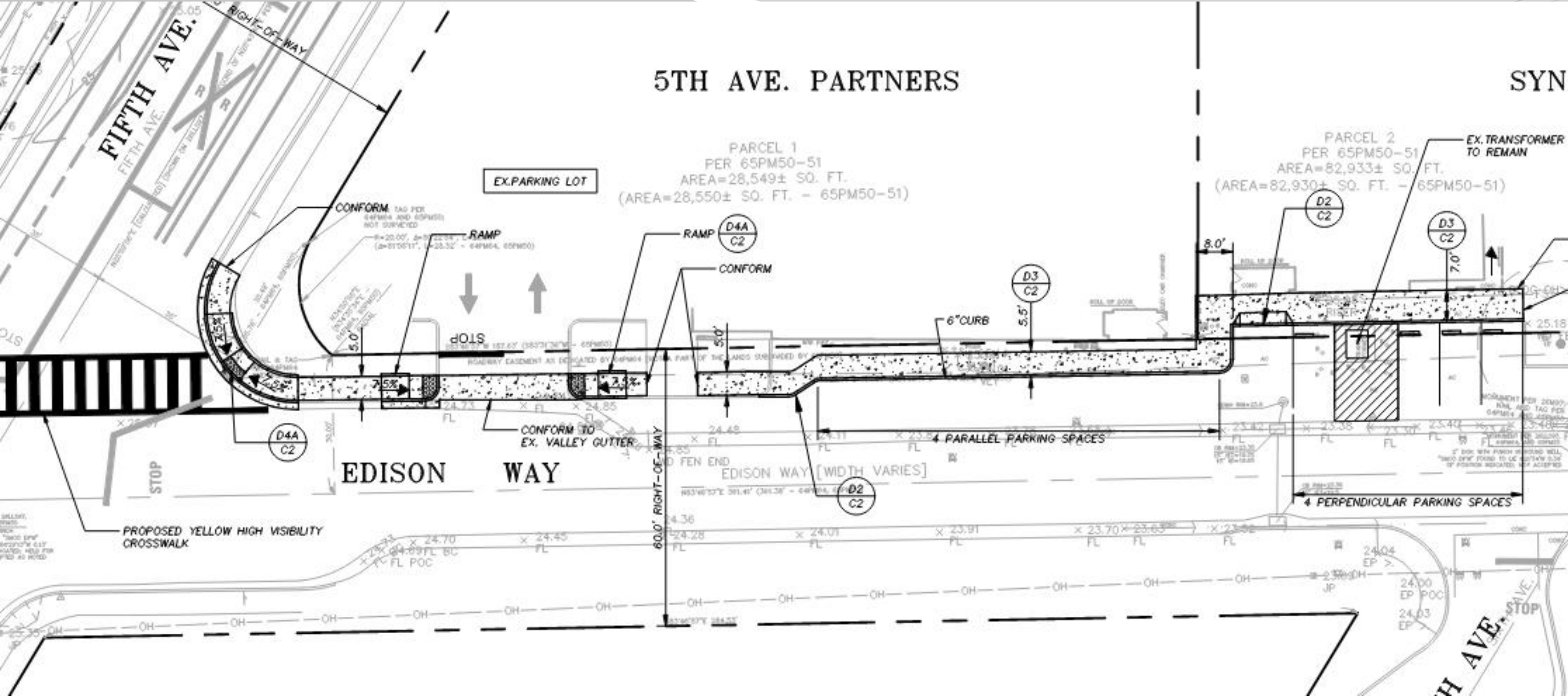
COMBINE CAMPUS PLAN - WEST

1" = 30'-0"

107 Parking Spaces + 60 spaces with Parking Agreement
and 5,000 sq. ft. of outdoor classroom space

5TH AVE. PARTNERS

SYN



290 linear feet of sidewalk



PROJECT COMPLIANCE

Zoning Regulations

Meets all CMU-3 development standards, Parking Standards, and Performance Standards.

Consistent with GP and NFO Plans

The mixed-use facility with both indoor recreation and institutional uses are consistent with the allowed uses and policies for Commercial Mixed-Use areas.

Traffic

The Synapse School will operate outside of Sports House hours so the traffic from both uses will not overlap. The Synapse school will be required to monitor traffic and ensure the trip cap is not exceeded. Their Shuttle program will also be expanded.

	Parking Requirements	Units of Measurement	Required Parking	Provided Parking
SportsHouse			72	167*
	Indoor Recreation: 1 per 2,000 sq. ft.	58,271 sq. ft.	29	
	Restaurant: 1 per 3 seats	69 Seats	23	
	Party Rooms: 1 per 100 sq. ft.	1,680 sq. ft.	17	
	Office: 1 per 200 sq. ft.	510 sq. ft.	3	
Synapse School Campus No. 2	1 per 1,000 sq. ft.	9,260 sq. ft.	9	12
Bicycle Parking	Public: 2 per 35 ft. of Synapse School frontage	119 ft.	7	26
	Private: 1 per 1,500 sq. ft.	9,260 sq. ft.	7	
*107 onsite spaces, plus 60 offsite spaces under a reciprocal parking agreement with existing Synapse School Campus No. 1 at 3355 Edison Way.				



Measures to Address Traffic and Parking Concerns

Initially proposed measures:

1. Allow SportsHouse to use Synapse School Campus 1 parking lot.
2. Employ staff to patrol, monitor and direct onsite parking.
3. Post signage indicating the location of the shared parking lots and number of parking spaces available for use in each parking lot.
4. Require employees to park in the SportsHouse parking lot and the Synapse Campus No.1 parking lots.
5. Require guests to park in available spaces at the SportsHouse parking lot and the Synapse Campus No. 1 parking lots and notify guests that law enforcement will be called and/or their vehicles may be towed if they block residential driveways or fire hydrants.
6. Encourage employees and guests to carpool and use ride share services whenever possible.
7. Announce neighbor reported street parking violations on its speaker systems.
8. Submit a Parking Study and Bi-Annual Traffic Studies.
9. Continue and expand existing school shuttle program.
10. Limit the number of vehicle trips allowed for school pick up and drop off.



Measures to Address Traffic and Parking Concerns

Additional measures proposed by applicant:

1. Limit "tournaments/league competition days" to 30 days per calendar year.
2. Post a calendar on SportsHouse website that shows when the "tournaments/league competition days" will occur so neighbors know when they are happening in advance.
3. Eliminate all other activities and programming (birthday parties, soccer/basketball, etc.) on the "tournaments/league competition days".
4. Seek additional parking agreements with:
 - a) Edison Tech Park at 3475 Edison Way (approximately 30 spots available)
 - b) Riekes Center at 3455 Edison Way (approximately 25 spots available on Sundays only)
5. SportsHouse parking control staff will provide QR codes to drivers that show exact locations for all overflow parking lots.
6. Stagger start/end times for Volleyball court rentals Monday-Friday evenings to avoid overlap of parking demand



Measures to Address Traffic and Parking Concerns

Additional measures under consideration:

1. Changing the time when school ends and the time when SportsHouse opens to provide at least a 30-minute gap between uses and associated pick up and arrival times.
2. Further reducing the number and frequency of tournaments to one tournament per week to be held on Saturdays only, and Sundays only on weekends that are followed by a Monday holiday.
3. Limiting the number of tournament spectators to a maximum of two per player, to be implemented through a system that distributes admittance tickets to the coach or manager of each team.
4. Requiring SportsHouse to fund the presence of Sheriff's Office personnel to be present during tournament events to monitor and enforce parking and driving regulations.
5. Requiring all users of the SportsHouse to vacate the premises no later than by 10:30 p.m., rather than 12:00 a.m.
6. Increasing the frequency of administrative reviews from once every two years to annual reviews.



RECOMMENDATION

1. Allow the applicant to make a presentation about the proposed project and how they intend to address concerns expressed by community members.
2. Provide feedback to staff on the measures that have been proposed and that are under consideration, to address project impacts on traffic and parking.