

Amendment to Existing Use Permit Application

M-2021-001

6191 Bollinger Road



CITY OF
CUPERTINO

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Project Site

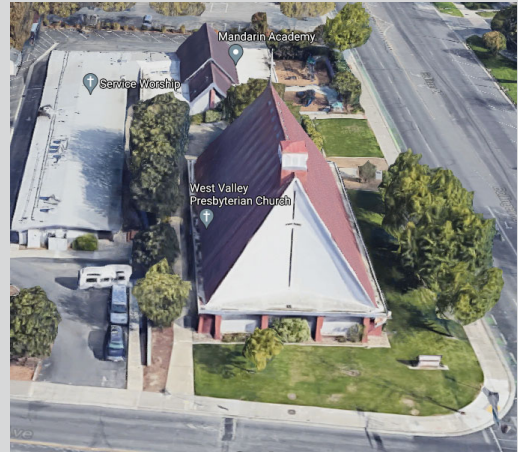
- 6191 Bollinger Road
- Fair Grove neighborhood
- Surrounding Uses:
 - Residential Duplex – P(R2) zone
 - Hyde Middle School – BA zone
 - Commercial – City of San Jose



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Site Context

- Annexed in 1979
- Zoning: Quasi-Public Building (BQ)
- Existing Use: Church + associated uses
- Lot Area: 2.05 acres
- Building Area: 20,000 SF



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Previous Site Approvals

- U-1994-01:
 - 3,000 SF addition to existing church
 - Formalized church activity schedule
- DIR-1994-16:
 - Expansion of existing outdoor play area
- M-2009-08:
 - Private school allowed to operate on site
- M-2010-09:
 - Preschool allowed to operate on site

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Project Request

Amendment to existing Use Permit (U-1994-01) to allow a childcare use to operate at an existing church facility

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Delight Montessori Preschool Operations

- Monday – Friday, 7:50 a.m. – 6:30 p.m.
- 5 Employees
- 24 Students (2 – 6 years old)
- 1,291 SF Preschool + Office Area
- 3,037 SF Outdoor Play Area

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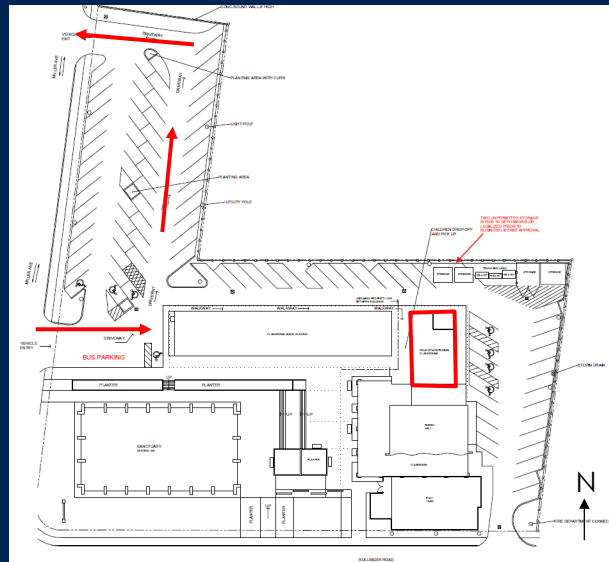
Parking Analysis

Church Activity	Schedule	Parking Required	Parking Provided
Delight Montessori Preschool	M – F	4 spaces	7 spaces
Mandarin Academy	M – F	69 spaces	69 spaces
Church Worship	Sunday	125 spaces	125 spaces
Total On-Site (91) + Parking Agreement (58)			149 spaces

- 73 surplus parking spaces for school uses M - F
- Complies with Parking Ordinance

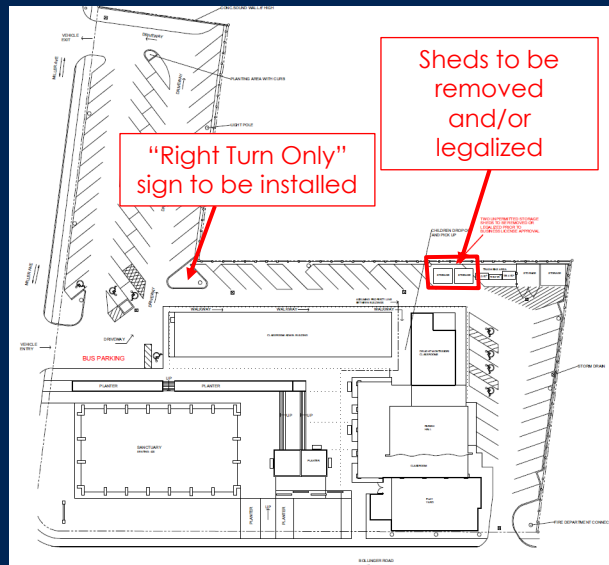
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Vehicular Circulation



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Site Modifications



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Outdoor Play Area

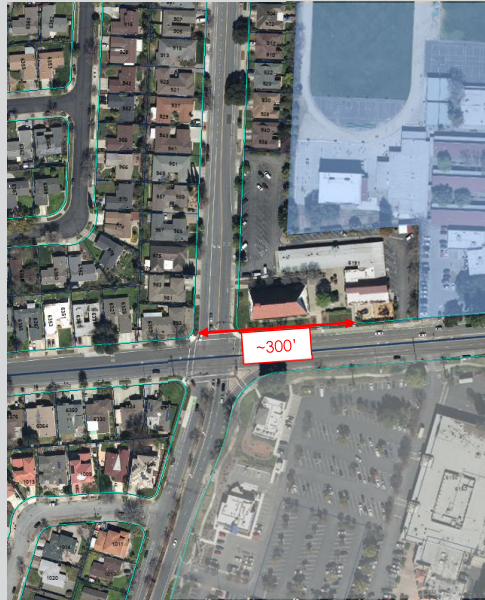
- Required: 1,800 SF
- Existing: 3,037 SF
- No changes to existing outdoor play area



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Noise Analysis

- ~300 feet to residential uses:
- Other surrounding uses:
 - Hyde Middle School
 - Commercial (San Jose)
- Bounded by arterial streets
- Staggered play times
- Noise would not exceed existing conditions



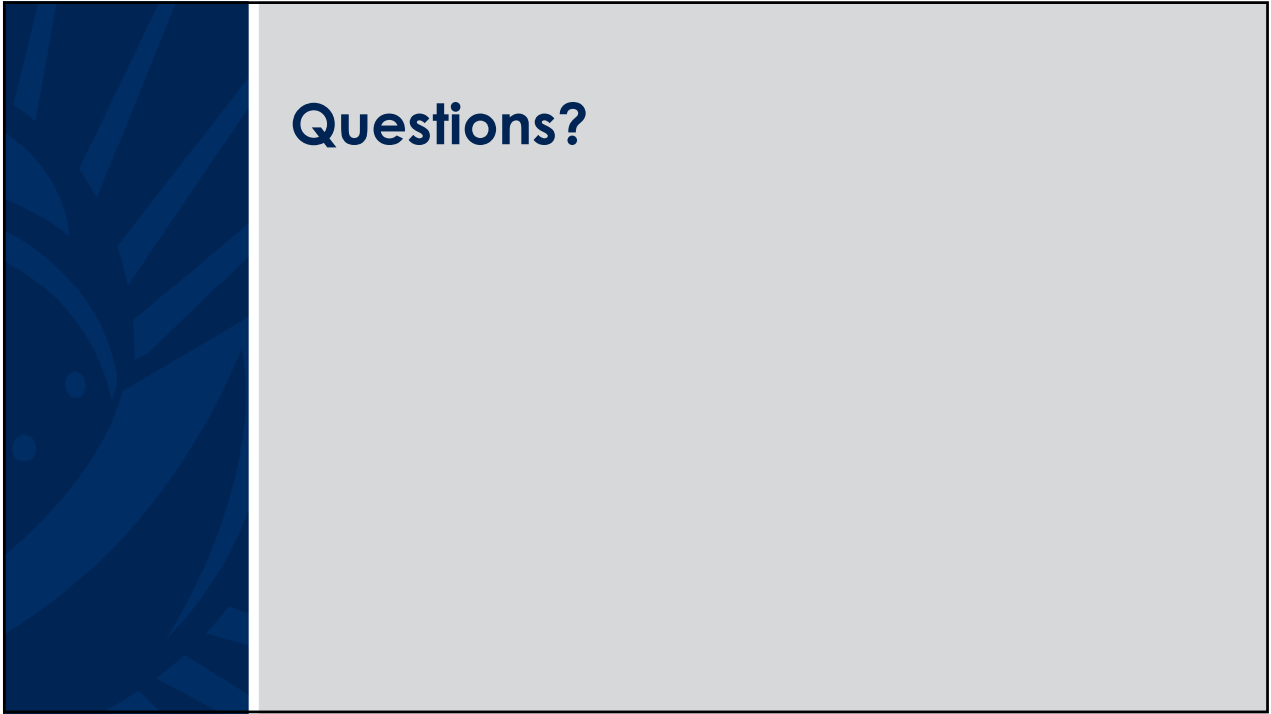
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Recommendation

That the Planning Commission adopt the proposed draft resolution to:

- Find that the proposed actions are exempt from CEQA
- Approve the Use Permit Amendment (M-2021-001)

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Why WVPC at Cupertino?

- Delight Montessori was formed in 2008 in Cupertino.
- Served the community of Cupertino for 12 years.
- Cupertino resident for 20 years.
- Supportive WVPC leadership.
- No Montessori School located in immediate vicinity.

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Key values



At Delight Montessori, we work with the children to achieve the following values before they enter elementary school.

- Be Respectful: Kids respect each other and the environment that they are part of. This teaches them to not only respect people around them, but also to respect themselves.
- Be Independent: Children learn life skills which teaches them to become independent in the classroom and beyond.
- Be Collaborative: Due to mixed age, kids work well in small groups. Older kids tend to pose as role models for others.
- Be Curious: Our children are always curious to learn about different things as we expose them to a lot of learning areas.

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Our Team



- Archana Pandit ([408-310-2709](tel:408-310-2709)/archpandit@hotmail.com) – Owner with 12+ years of teaching experience. Raised in India and moved to the US in 2001. She holds B.S in Accounting, M.S in Computer Applications and Montessori certification.
- Each of the current 4 Delight staff members is fully certified, Montessori trained and have 12+ years of pre-school teaching experience. They come from a diverse background and bring in international experience as well.

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Sample Parent Testimonials



Our son has been attending Delight Montessori online class since the lockdown. The classes are very interactive and they keep him engaged. He has learnt a lot in his class. They practice phonics, math, art projects, stories etc. He misses his class during the weekend. I am amazed at how little kids are able to stay focused during the class. I am glad that we had this option, Thanks Ms. Rashida and Ms. Primavera.

--Paras S.

My older son went to Delight Montessori and I was very impressed by the strong academic foundation that they laid for him that helped him all the way through 1st grade. I enrolled my younger son as well but mid-way the pandemic threw a wrench into his learning progress. Ms. Archana did a commendable job by transitioning to a virtual program within days of the shelter in place taking effect. This provided an essential structure that was helpful in maintaining a routine during uncertain times. The teacher provided a fun and engaging learning experience despite the challenges. Thanks to Delight Montessori for quickly adapting and for being there for the students!

--Bhargavi

My daughter joined Delight Montessori after our family moved to California last year. She made steady improvements in both verbal and written communications skills over the months. Also she was able to socialize with other students. After the pandemic her progress continued through online classes. The school was prompt in transitioning their curriculum through online classes and were able to make them ready for kindergarten. Also, she was able to gel with the teacher and the students. She really enjoyed her daily sessions. Overall we had a very pleasant experience with Delight Montessori.

--Monidipa G.

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Summary



- I appreciate time and effort put in from planning and other departments during this permit process. (special thanks to Erika, Briann and Piu)
- I request the planning commission to approve the project and let me continue to serve the families from Cupertino and near by cities at WVPC property.
- During covid we offered online programs and all the teachers as well as parents can't wait to start the in person classes again!

Thank You!

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