



Sunnyvale

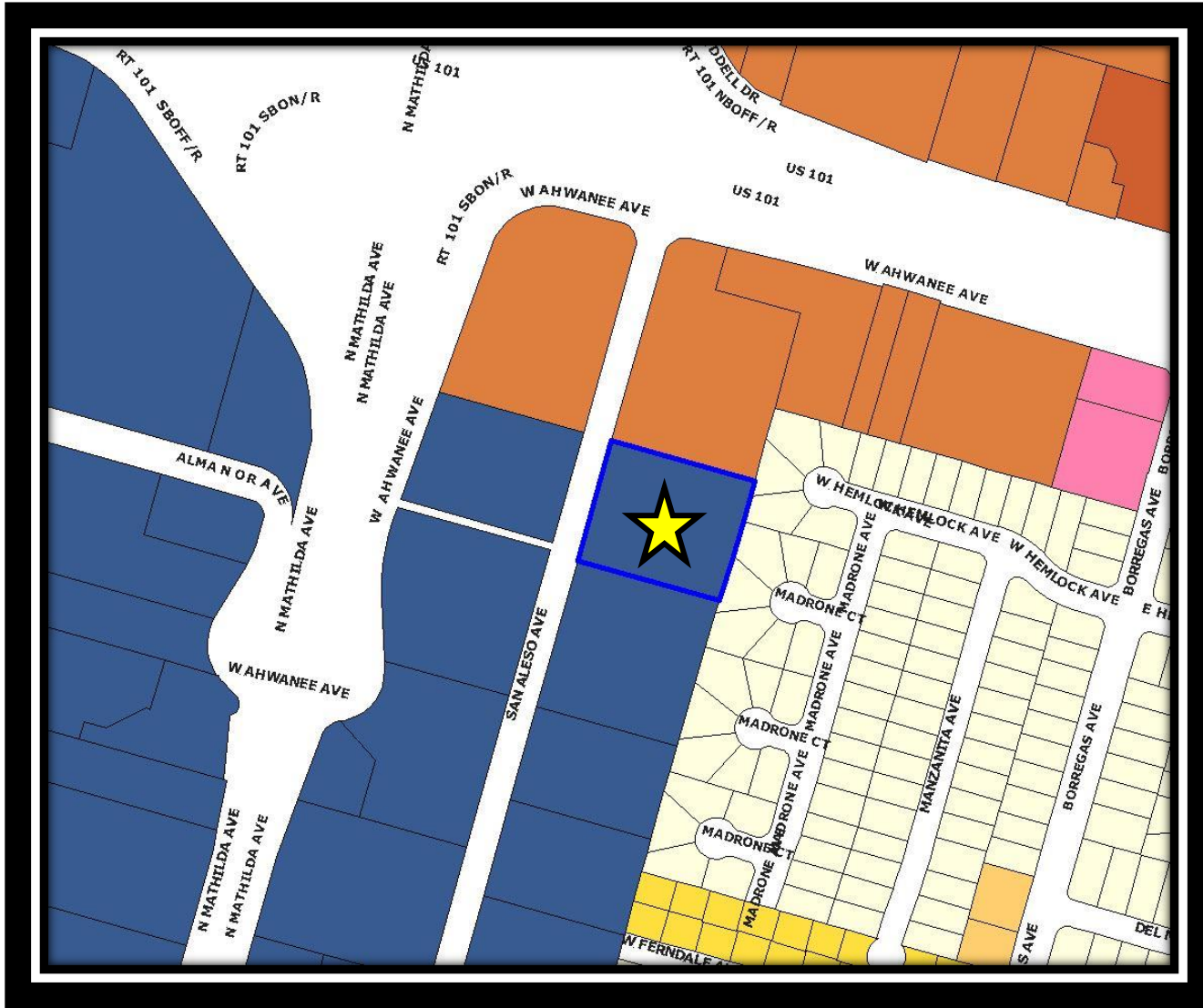
824 San Aleso Avenue
2017-7986

Project Planner: Momoko Ishijima
Planning Commission, December 10, 2018

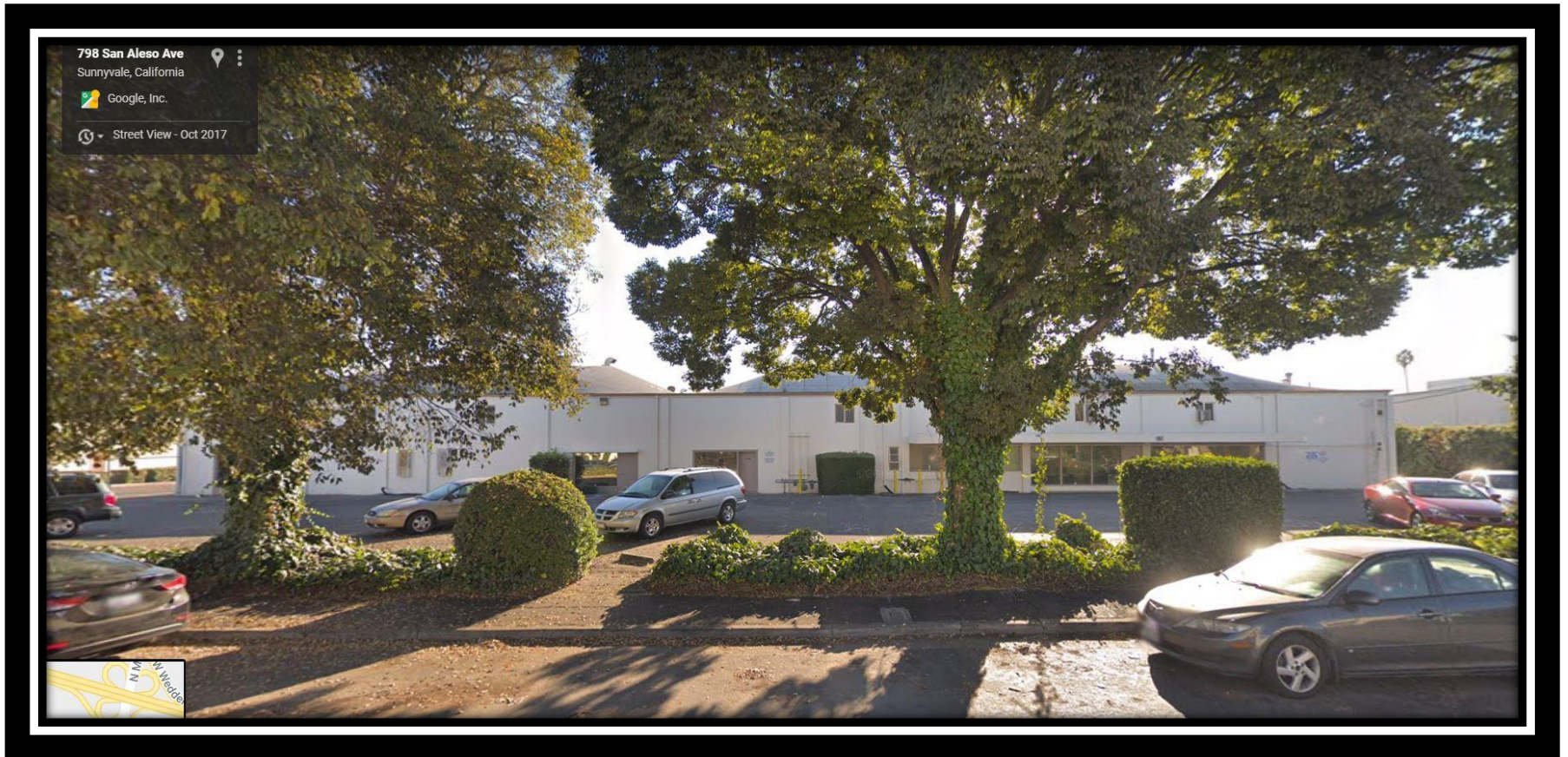
Existing Site



Existing Zoning



Existing Streetview



PEERY PARK SPECIFIC PLAN CONDITONAL USE PERMIT –
to consider a high school for 400 students at an existing industrial building.

Request adjustment to minimum parking ratios:

- Provide 69 parking spaces
 - 22 spaces in a mechanical parking structure
- 100 spaces are required

Summit Denali School

Existing

- Summit Denali Middle School – 539 E Weddell Dr
 - 300 students (6th through 8th grade)

Temporary

- Summit Denali High School – 195 Leota Ave
 - 300 students (9th through 11th grade)

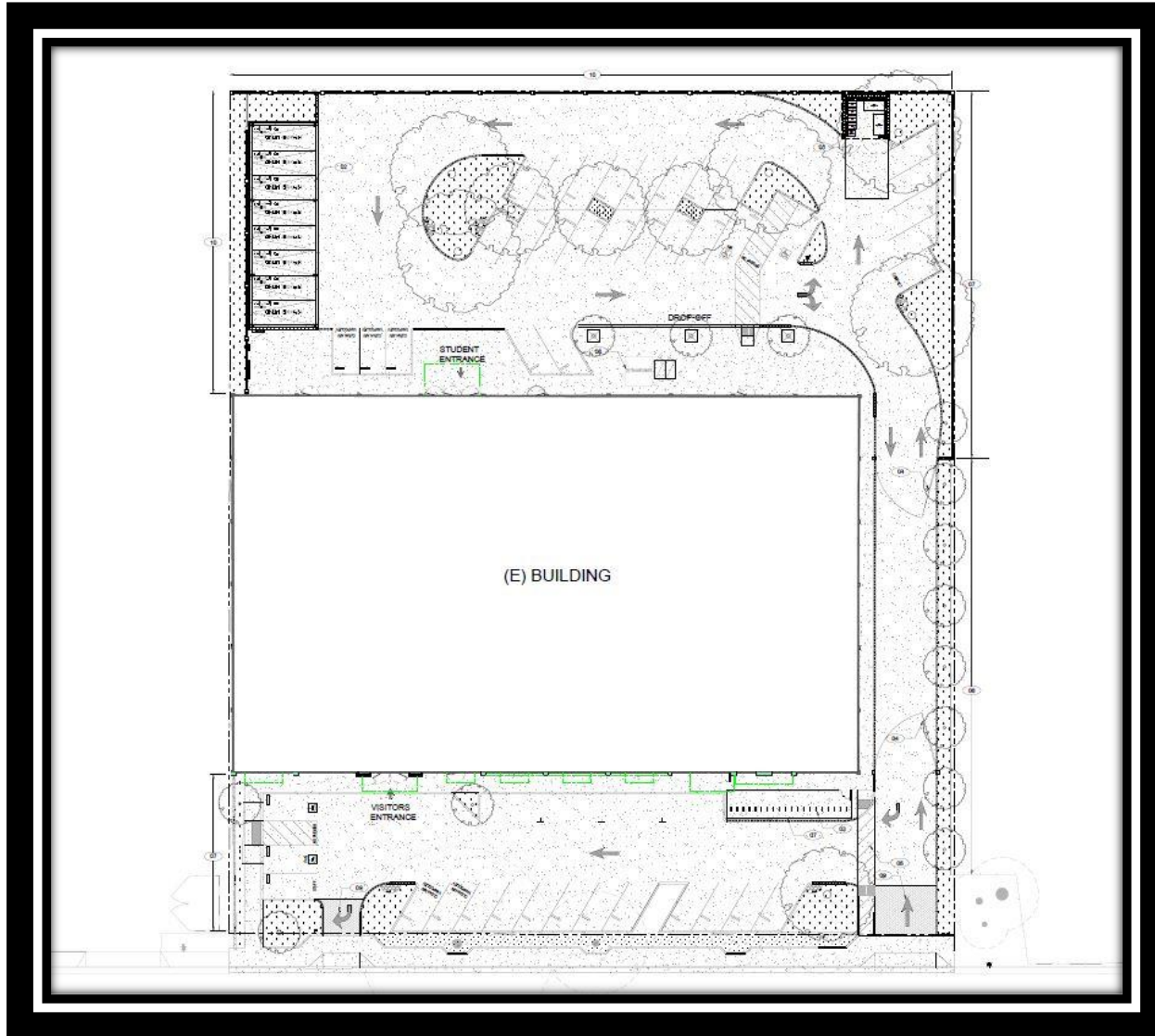
Summit Denali High School

- Proposed High School
 - 400 students (9th through 12th grade)
 - 25 staff and teachers
 - 7:00 A.M. to 6:00 P.M.
 - School hours 7:45 A.M. to 3:25 P.M.
 - After school activities until 5:00 P.M.

Improvements at Project Site

- Interior Improvements to 27,012 sq. ft. building
 - Removal of mezzanine
 - Replacement of roof
 - Interior remodel and tenant improvement
 - Upgrades to structural, mechanical, fire safety, plumbing, electrical, etc.
- Exterior Improvements
 - Exterior and architectural finishes
 - Grading and paving
 - Parking lot configuration
 - Landscape installation
 - Mechanical lift parking and bicycle parking installation
 - Utility upgrades
 - Solid waste enclosure installation
 - Offsite improvement

Site Plan



Project Rendering - front



Project Rendering - rear



Project Rendering – parking structure



Development Standards

- Setback
 - Minimum side setback is 6 feet
 - Left (north) side 0.6 feet – legal nonconforming
- Floor Area Ratio
 - Maximum 35%
 - Reduced from 27,012 sq. ft. (41% FAR) to 25,590 sq. ft. (39% FAR) – legal nonconforming
- Landscaping
 - 20% of site
 - Increased from 4% to 17% - legal nonconforming

Parking Adjustment

- Sunnyvale Municipal Code (SMC) requirement
 - High School – 0.25 parking spaces per student
 - 400 students requires 100 parking spaces
- Project proposes – 69 parking spaces
 - 22 spaces in mechanical parking structure
 - 1 space substandard size
 - 0.1725 parking spaces per student
- Parking Study – 0.13 parking spaces
 - 52 parking spaces

Adjustment to Minimum Parking Ratio

SMC section 19.46.130 allows for the approving body to allow adjustment to the minimum parking ratio requirement; if one or more of:

- a. Parking agreements with off-site properties
- b. Parking management plan that includes valet parking, off-site employee parking, parking agreements, or other demand management tools**
- c. Uses on a site have complementary peak hours
- d. Use is commercial in nature and is intended to serve adjacent employment centers.
- e. Use is within 1/2 mile of a walk from a rail station, light rail station, or major bus stop. A major bus stop is defined as a stop where 6 or more buses per hour from the same or different routes stop during the peak period in core, corridor or station areas
- f. Use has an unusual characteristic that results in less parking demand. This characteristic shall be described and limited in applicable conditions of approval for a discretionary land use permit.**

Proposed Parking Management

- School policy promoting alternative transportation options
 - Carpool
 - Public Transit
 - Bicycling
 - Walking
- Permit parking for eligible student drivers
- Parking rules prohibiting off-site parking by students, families, staff
- Education of student drivers and parking rules
- Education of students, staff, and families of drop off and pick up procedures
- Enforcement by school staff

Environmental Review

- Program Environmental Impact Report (EIR) prepared for Peery Park Specific Plan (PPSP)
- PPSP EIR included Mitigation Monitoring and Reporting Program (MMRP) with mitigations to reduce potentially significant impacts to a less than significant level
- City Council adopted Statement of Overriding Considerations for significant and unavoidable impacts
- Proposed project is within the scope of the PPSP EIR and therefore exempt from further CEQA review
- A checklist for CEQA compliance has been prepared

Recommendation

Alternatives

- 1 Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Specific Plan Conditional Use Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 6, adopt the Findings in Attachment 3 including the adjustment to the minimum parking requirements and adopt the recommended Conditions of Approval set forth in Attachment 4.
- 2 Alternative 1 with modified Conditions of Approval.
- 3 Do not make the CEQA Findings and direct staff as to where additional environmental analysis is required.
- 4 Deny the Peery Park Specific Plan Conditional Use Permit and provide direction to staff and applicant on where changes should be made.

Staff Recommendation

- Alternative 4