

2.        [15-1086](#)        File #: 2014-7990  
Location: 1500 Partridge Avenue (APN: 313-24-031)  
Zoning: PF (Public Facility)  
Proposed Project:  
USE PERMIT: to allow a private school (Stratford School) at  
the former Raynor Activity Center  
Applicant / Owner: Stratford School (applicant) / City of  
Sunnyvale (owner)  
Environmental Review: Environmental Impact Report  
Project Planner: Momoko Ishijima, (408) 730-7532,  
mishijima@sunnyvale.ca.gov

Chair Melton recused himself from this item.

Vice Chair Harrison asked staff to summarize the proposal for the public.

Andrew Miner, Planning Officer summarized the background of the property, noting that the Use Permit is for the school use. He noted that the certification of the Environmental Impact Report (EIR) is also part of this proposal.

Rebecca Moon, Senior Assistant City Attorney explained that the City Council approved the Purchase and Sale Agreement contingent on completion of environmental review under CEQA. If the Planning Commission determines, based on that environmental review, that the project should not be approved, then the sale will not occur.

Momoko Ishijima presented the report. She clarified that there are no parking easements on the north side of parking lot on Dunford Ave. She noted that the Condition of Approval AT-6 prohibits the use of the loud speaker, however an exception will be added to allow the use of the loudspeaker for public safety emergencies, such as a shelter in place situation.

Comm. Olevson asked staff to clarify the size of the basketball court. He also asked staff to correct the resolution to refer to the Planning Commission, and not the City Council. He also asked for clarity about the hazardous materials stated in the report.

Ms. Ishijima mentioned that the Environmental Impact Report addresses hazardous material.

Comm. Olevson asked about the drop-off lanes, and he stated that he is concerned about the children's pedestrian safety. Ms. Ishijima clarified that the

plans show two lanes that merge into one where eight vehicles are cued at the drop off location along the curb.

Comm. Simons discussed bicycle parking. Ms. Ishijima said that the Traffic Impact Analysis (TIA) recommended 30 bicycle parking spaces and the applicant is offering 34 bicycle spaces. Comm. Simons said that some schools have a higher bicycle usage and asked if the TIA specifies where the students are bicycling from.

Franziska Church, Transportation Planner at Fehr & Peers, said that the bicycle parking recommendations were based on the City's requirements. Comm. Simons asked if it would be a problem to add more bicycle parking due to demand. Ms. Church said no.

Manuel Pineda, Director of Public Works, discussed bicycle parking, noting that the project expects students going to the school will reside in Sunnyvale.

Comm. Simons asked Ms. Church if she has seen carpool arrangements from corporations for the employees who have children that attend the same school. Ms. Church said that she assumes that Transportation Demand Management plans prepared for businesses such as Apple promote ride sharing.

Comm. Rheume discussed the EIR and the significant and unavoidable impacts. He noted alternatives two and three would result in environmental impacts, and asked if these alternatives would be considered significant and unavoidable.

Florentina Craciun, EIR consultant from Michael Baker Associates, clarified the impacts from alternatives two and three in the report. She explained that the impacts for alternative two remains significant and unavoidable; however, it is 20% less. She said that alternative three provides information that traffic patterns are different than a traditional school, which draws students from a larger community and offers school times for adults in the evening.

Comm. Rheume asked if staff has knowledge of other private schools that have similar significant and unavoidable traffic impacts. Mr. Miner said no.

Comm. Klein discussed traffic calming issues. He asked staff to clarify the traffic calming options.

Carol Shariat, Principal Transportation Engineer Planner, said that they received a traffic calming petition from the Birdland Neighborhood. Staff completed traffic data collection in September 2015, and based on traffic calming policies, the criteria did

not require additional traffic calming measures.

Comm. Klein further asked staff if the applicant could provide additional traffic calming measures, and asked if it was common for staff to require conditions to provide extra traffic calming measures.

Mr. Pineda discussed the traffic engineer's process in providing a traffic study. He also noted that the City is providing additional improvements as part of the Safe Routes to School Program.

Comm. Klein asked staff if a reduced occupancy could be conditioned and increase the occupancy in the future. Mr. Miner replied that 416 is the reduced occupancy, which is 20% less than the maximum requested occupancy.

Comm. Weiss asked if trip distances could be added to the traffic mitigation formula rather than rely solely on level of service analysis.

Mr. Pineda replied that the City is working with the Valley Transportation Authority (VTA) to determine how to incorporate the vehicles miles traveled (VMT) analysis and said that they are using the current CEQA policy requirements.

Comm. Weiss asked who would be responsible for the maintenance of the school and adjacent sports fields. Mr. Pineda replied that the City is maintaining the field and the school is responsible for the basketball court maintenance.

Comm. Weiss asked what the cost is to maintain the field. Mr. Pineda said he did not have the information available.

Comm. Weiss asked if any consideration was given to drop off points from shopping centers and vanpooling to the school site. Mr. Pineda said no.

Vice Chair Harrison asked if the engineering study would be completed when the school is open. Ms. Shariat said yes, and staff would be taking pedestrian and vehicle volume counts within two years of completion. She noted pedestrian volume counts, vehicle volume counts, speed limits, vehicle gaps between crossings, and bicycle pedestrian volume counts. Vice Chair Harrison asked if the counts include the cumulative traffic, and not just for the school. Ms. Shariat said yes.

Vice Chair Harrison asked if the applicant is paying for the engineering study and Ms. Shariat noted that there will be an estimated set cost, and the applicant will be

paying these costs to install the traffic mitigations, but it does not include maintenance.

Vice Chair opened the public hearing.

Clay Stringham, Stratford School, gave a presentation of their proposal. He noted the neighborhood meetings they have conducted, and discussed the schools background. He noted several ways they will contribute to the community and neighborhood. He spoke of other upgrades they are applying to the school site, including traffic mitigation measures. He further discussed the site plans.

Comm. Rheume asked the applicant to clarify the demographics of their other nearby school sites, specifically how many Sunnyvale residents attend their other schools in Sunnyvale. Mr. Stringham discussed the school demographics of their other nearby campuses. Comm. Rheume asked about public access to the school and sports fields. Mr. Stringham replied that the school buildings would be fenced and not available to the public, but that the north parking lot, field, and basketball court would be made accessible to the public.

Comm. Klein asked the applicant about the student departure process. Mr. Stringham discussed traffic control.

Comm. Weiss noted that the applicant encourages bicycling to school. She asked why there are only 34 bike spaces for 400 plus students. Mr. Stringham committed to add as many bicycle parking spaces as needed. He noted their participation in the Rideshare Program, where parents could communicate with each other to coordinate carpooling.

Comm. Weiss asked about the basketball courts operating times and when it would be open to public use. Mr. Stringham discussed their school year calendar and that the school operates a 10 month program. He said that the school day ends at 5:30 p.m.

Comm. Weiss asked about student statistics, how many students are English learners, disabled, etc. She also asked how the school handles children with special needs and if the school has an entrance exam.

Sherry Adams, founder of Stratford School, discussed entrance exam requirements and curriculum.

Comm. Simons asked about bicycle parking requirements and corral parking. Mr.

Stringham noted that they will provide additional bicycle parking spaces if needed, and he said that they do not have an issue with an additional condition to address that concern.

Comm. Simons then asked about ride sharing and the traffic impacts, and asked what the applicant plans to do regarding ridesharing. Mr. Stringham said that parents are encouraged during student orientation to ride share. He noted that they do not have data of where parents work.

Comm. Simons inquired what the benefits that a private school brings to the neighborhood.

Vice Chair Harrison asked about the three elementary feeder schools and requests from Sunnyvale parents for a Stratford middle school. Mr. Stringham mentioned their elementary campuses in Washington Park, DeAnza, and Pomeroy.

Mary Sullivan said that she raised four sons in Raynor Park neighborhood area and that she is part of the Raynor Park Neighborhood Association. She asked the Commissioners to not approve the project, noting compatibility with the surrounding uses. She said that the site was intended for a public school for the neighborhood, and not for a private school that will add to the current traffic problems.

Wee Lee Lin, resident of Birdland, noted that the Traffic Impact Analysis in the Draft EIR is invalid, stating that the consultants of the EIR did not include car counts. She noted that if the school gets approved by the Commission, it should be restricted to students who live in the Birdland Neighborhood only in order to avoid more traffic problems.

Henry Alexander III, noted his concern for traffic safety, noting current traffic problems from Wolfe and Homestead Road. He called for a new EIR study after the Apple campus is finalized. He then noted that the Wolfe Road recycled water project was not considered in the EIR, and that this would add to the traffic in the neighborhood. He further stated that a private school schedule is different from the public school schedule, and that students in the neighborhood will not be able to use the park when they are out of school since the private school is in session.

Denise DeLange, spoke about the history of Raynor Park and the Activity Center and spoke against the proposal.

Carol Colao, lives on Quail Ave, noted she supported neighbors that spoke against the project and opposes the project.

Sanjoy Silva, neighborhood resident, lives directly across the school site and spoke in opposition to the proposal.

Sudhekaram Ram, Sunnyvale resident for 22 years, is a parent of Stratford School students, would like to see a middle school nearby. He is in favor of the proposal because there is a need for middle schools.

Bryan Gleeson, noted that the principles involved in this project is money, and the use of a this site as a private school is not appropriate for the neighborhood. He spoke in opposition to the project.

Preeti Sharma, noted that hundreds of the students will be driven to the school and said that she is aware of six other schools within a two mile radius around the neighborhood. She opposed the project.

Daniel Bremond, 20 year resident, noted that the traffic problems have been exaggerated. He encourages the Commission to certify the EIR and approve the Use Permit.

Mary Rinki, Birdland Resident on Lochinvar, is concerned with traffic. She noted developments in Cupertino will add to the traffic issues and spoke in opposition to the Use Permit.

Preeti Ray, lives in Birdland and has been a resident of Sunnyvale for 20 years. She raised three boys who chose to walk or bike to their public school. She noted that this neighborhood is within the Santa Clara Unified School District, and that Santa Clara is in need for another school. She noted that the feeder schools that are mentioned in the report are referring to their own private schools, and not to the local public schools. She further noted that the benefits of the residents in the neighborhood should be taken in account and be prioritized from private industry.

Comm. Simons clarified the speaker's comments and asked staff if Santa Clara Unified School District was offered the site.

Kent Steffens, Assistant City Manager, noted that the school districts were notified prior to the public regarding the sale of the property and that they did not show any interest in purchasing the property.

Vice Chair Harrison closed the public hearing.

Mr. Stringham summarized their proposal, and clarified speaker comments and questions. He said that they follow the public school schedule. He also spoke about the difference a private school would offer as opposed to a public school, noting that the driveway would not be added if it were a public school.

Ms. Adams noted that Stratford School values the neighborhood and considers their schools as a part of the neighborhood. She noted that they have no intentions of taking the park away from the neighborhood, noting that they promote sharing.

Becky Turner, Principal of the Santa Clara Stratford middle school, spoke about how they manage traffic. She noted that a quarter of their incoming 6th grade students are from the neighborhood elementary schools.

Mr. Stringham said that traffic issues are common concerns when opening a new school, and noted that Stratford staff had reached out to their other schools and found no complaints regarding traffic for their other schools.

Vice Chair Harrison asked to clarify the use of the park on the north side of the site. Mr. Stringham replied that they have no intention to gate off the north side of the park.

Vice Chair Harrison then asked about the traffic mitigation they are proposing and how they would handle traffic if the drop off area is full and spills over to the public street. Mr. Stringham replied that they always have proper mitigation, and he spoke about parking queues. Ms. Turner, noted that they have a constant flow of traffic, noting quick drop off times and staggered start times between grades. Vice Chair Harrison asked to clarify the staggered start times. Mr. Stringham said that parents have staggered times to drop off their children and a ten-minute window to drop off kids.

Comm. Rheume asked staff if the Apple Campus project was taken into consideration in preparing the EIR, in addition to other nearby future developments. Ms. Shariat, noted that the Apple Campus was included in the traffic study.

Mr. Pineda noted that staff looks at multiple scenarios, existing scenarios, background scenarios, and a cumulative scenario. He then noted that staff also looks at the growth factor. He noted that the Apple Campus was considered.

Ms. Church discussed traffic studies and scenarios. She re iterated the different types of scenarios that were applied to the traffic study, noting 60 projects were considered in the background scenario and 39 in the cumulative scenario. She

assured that the Apple Campus was included in the traffic study.

Comm. Klein asked about the Final Draft EIR, whether it included nearby developments. He noted a large number of schools in the general location. He asked staff about the cumulative effect. Mr. Pineda replied that the traffic report includes school peak hour traffic counts. Comm. Klein asked if they reached out to other schools to determine if they are changing their occupancies. Mr. Pineda said no, and said that their counts include all the current traffic in the area.

Mr. Miner noted that staff received comments from the school districts, and they did not note the need for any additional students.

**MOTION:**

Comm. Simons moved Alternative 1; Adopt a resolution certifying the Environmental Impact Report, make the findings required by CEQA and adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program in Attachment 6 and 7. Comm. Olevson seconded.

Comm. Simons noted that although the EIR is not perfect, it was completed and provided the review necessary for the project, noting that it covers reasonable options.

Comm. Olevson supports the motion, noting the EIR process is to provide information for the decision maker. He noted that their decision is regarding if the EIR process was done properly.

Comm. Klein will support the motion. Noting that the EIR is a process, and from a CEQA standpoint, he noted that the EIR was done accordingly. He had similar issues regarding the traffic study, and said that staff has followed the appropriate steps for the EIR.

Motion carried by the following vote:

**Yes:** 5 - Vice Chair Harrison  
Commissioner Olevson  
Commissioner Klein  
Commissioner Rheaume  
Commissioner Simons

**No:** 1 - Commissioner Weiss

**Recused:** 1 - Chair Melton



**MOTION:**

Comm. Simons moved the Use Permit Action Alternative 2; Approve the Use Permit with modified conditions; to accommodate 100 bicycles and 50 bicycle stands in the bicycle corral, 2) Require a 35% Transportation Demand Management trip reduction, 3) to not chain off the public/parking area.

The motion failed for a lack of a second:

MOTION:

Comm. Rheaume moved Alternative 3; Deny the Use Permit. Comm. Weiss seconded.

Comm. Rheaume noted the difficulty to approve the project with significant and unavoidable traffic impacts, stating his concern with the traffic from the major arteries through the neighborhood. He noted that there will likely be hundreds of students not within the neighborhood attending the school, which will add to the traffic.

Comm. Weiss said she cannot make the findings, noting several goals and policies that do not match. She noted that this is a private school and not a public school. She noted that the public school system is losing money and restricting the use of the park to the public is not a good idea. She noted that this does not encourage the use of open space and if the City's goal is to build the community, she does not see this with this proposal.

Comm. Simons said he will support the motion, noting his previous motion was an attempt to minimize the traffic significantly.

Comm. Klein said he will support the motion. He noted issues with the EIR, the restricted use of the park, and that 400 students is a large number. He noted that if the project moves forward, he hopes that staff monitors the traffic to make it as safe as possible. He said that he knows that the applicant wants to be a good neighbor, but the total effects of the projects needs to be considered for the neighborhood.

Comm. Olevson said he will not support the motion. He noted that Sunnyvale parents are asking for more schools, that the City initially offered the property to the public school districts. He said that it is an appropriate use of a former public school that a private school has stepped in and offered to provide a school on a school site.

Vice Chair Harrison said he will not support the motion, and said that a school is the proper use for the buildings. She said that she is convinced by the applicant and staff that they will apply the proper mitigations.

Motion carried by the following vote:

**Yes:** 4 - Commissioner Klein  
Commissioner Rheaume  
Commissioner Simons  
Commissioner Weiss

**No:** 2 - Vice Chair Harrison  
Commissioner Olevson

**Recused:** 1 - Chair Melton