



Project Description Letter to City of Sunnyvale
Proposed Zoning Change of 521 E. Weddell Dr. for Day-Care/Preschool

Based on our assessment of the growing residential community around Sunnyvale International Church, (previously New Hope Int'l Church) the addition of the Seven Seas City Park on Morse Rd., and the newly approved housing development on Fair Oaks Park, we recognize the need for proximity and accessibility for young families to a day care/preschool facility that can add to the community growth and service.

Additionally, we would offer a Mother's Day Out program to assist mothers with the need to leave their young ones in a safe environment for a few hours, while attending appointments, grocery shopping, or personal care.

Sunnyvale International Church is requesting a zoning change for their building at 521 East Weddell Dr. for the use of a Multi-Lingual Community Day Care/Preschool facility.

The Sunnyvale International Day Care/ Preschool **operating hours** would be:

Monday – Friday from 7:00am to 6:30pm.

The capacity of students would be... 36 (Preschoolers ages 2 to 5 years old)

Child Care Center Ratios:

2 years old is 6 kids to 1 teacher

3 years old to 5 years old is 12 kids to 1 teacher

The staff would be comprised of 7:

1 Full time Preschool director

1 Full time Assistant director/Preschool teacher with 12 Preschoolers ages 3-5

1 Full time teacher with 12 Preschoolers ages 3-5

2 Full time Preschool teachers with 12 Preschoolers age 2

1 Part time Preschool teacher

1 Custodian/teacher's helper

The 40,000 square foot building at the corner of East Weddell Dr. and Morse is currently being used on Wednesday nights for family discipleship education, including children, youth and adults. The programs begin at 7:00pm and end around 8:30pm.

Sunday AM services and Christian education. Sunday PM prayer gatherings and fellowship.

We do not anticipate the need for any physical changes to our existing facility, or additional building projects, as we already use the facilities for our children's educational programs, and have complied with all Fire and Building code inspections and requirements to date.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Jayet Thomas", is written over the printed name and address.

521 East Weddell Drive

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PROJECT DESCRIPTION LETTER

539 E. WEDDELL DR. SUNNYVALE 94063

Letter indicating the proposed use, hours of operation, list of tenants, number of employees, and previous use.

Project: Summit Public School: Summit Denali

Proposed Site: 539 E. Weddell Drive, Sunnyvale 94063

City Zoning:

Current Zoning: M-S

Proposed Zoning: P-F

Project Description Overview:

Summit Public Schools (SPS) plans to lease an existing 19,402 square foot building and temporarily locate (2) 960 sf classroom portables to operate a charter school (grades 6 – 9) with an innovative blended learning program in the fall of 2016. SPS' target group is the diverse population of families in the local community with particular focus on underserved students along the Highway 101 corridor. The long term plan is to solely serve the middle school population (Grades 6-8) of 300 students. The school will operate its first academic calendar year (16-17) with 400 students. Summit is currently seeking a site that can serve as its future High School.

The existing building will require interior tenant improvements to accommodate the school program. No expansion of the existing building footprint is needed. As noted we are proposing (2) temporary 960 sf classrooms portables, after the (16-17) academic calendar year the portables will be removed from the site. Summit will be the sole tenant of the leased property. The property was previously used as a Church.





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Proposed Occupant Load:

Students:

- Year (2016-2017): 6th, 7th, 8th, 9th grade – 400 students
- Year (2017-2018): 6th, 7th, 8th grade – 300 students
- Ongoing Operation: 6th, 7th, 8th grade – 300 students

Staff:

- Year (2016-2017): -25 Full Time Staff
- Year (2017-2018): -20 Full Time Staff
- Ongoing Operation: 6th, 7th, 8th grade -20 Full Time Staff

Hours of Operation: 7 am – 5 pm Monday - Friday

Daily Schedule: Start Time - Group 1 (75% of students): 8 am
Start Time - Group 2 (25% of students): 9 am

Dismissal Time - Group 1 (75% of students): 3 pm
Dismissal Time – Group 2 (25% of students): 4 pm



Monday & Tuesday

Time	Class
8:15 - 10:35	Mentor Group PLT & Checkins Tuesday: Community from 8:15 to 9am
10:35 - 10:55	Break
10:55 - 11:40	PLT/PE
11:45 - 12:30	PLT/PE
12:30 - 1:10	Lunch
1:10 - 1:40	Summit Reads/Solves
1:45 - 3:15	Project Time

Wednesday - Friday

Time	Class
8:15 - 8:25	Mentor Time
8:30 - 10:00	Project Time
10:05 - 10:35	Summit Reads/Solves
10:35 - 10:55	Break
10:55 - 11:40	PLT/PE
11:45 - 12:30	PLT/PE
12:30 - 1:10	Lunch
1:10 - 1:40	Summit Reads/Solves
1:45 - 3:15	Project Time

Use Permit / Special Development Permit Justifications

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project....

The General Plan explicitly identifies quality education as one of the goals for the Sunnyvale community:

VII. Quality Education: To support and work cooperatively with the educational institutions which serve Sunnyvale so as to provide the opportunity for a quality education for all youth, and life-long learning for all residents. Excellent public education is an essential ingredient to a high quality of life. For many families with young children, the quality of the schools is a primary determinant of where they will chose to live. Although the City of Sunnyvale does not have jurisdictional authority over public education, it can help maintain a quality educational system by working closely with the school districts that serve the City. It can share facilities with the schools (as is now the case with school playfields), help schools build community partnerships, provide safe places for youth to gather for positive activity outside of school hours, and provide excellent public library services.

A nationally recognized Summit Public School in the Sunnyvale community will support this commitment to quality education. Summit Public School: Denali will provide a high quality college prep education to all students attending our grade 6-8 school in Sunnyvale. We have currently have 320 students enrolled who represents a diverse population in the north Santa Clara County area. In line with our goal of a diverse, heterogeneous school community, our outreach efforts have specifically targeted underserved families along the 101 corridor where several of the existing public schools are low performing. Our proposed site at 539 E Weddell Dr. is located in the Lake Wood Elementary school attendance area where 66% of the students qualify for free or reduced price lunch. This location makes a high performing school accessible to these families.

As we grow the school to include grades 9-12 (at a separate location), students in the east side of Sunnyvale will have a closer high performing option, located in their local community. We will offer an innovative school model based on current research on effective educational practices and a tuition free choice to families in the local community.

The General Plan also describes the desire to celebrate diversity and provide opportunity for all residents to participate in community life:

V. Diverse Population: To celebrate the diversity of the population and to provide equal opportunity for all residents to participate fully in community life. Sunnyvale's knowledge-based economy has attracted a diverse population in which individuals are judged more on their personal abilities and traits than upon their ethnicity, national origin, age or lifestyle. Despite this acceptance of diversity, there are few opportunities to celebrate our differences or learn more about each other's culture. Some groups in the community participate more fully in civic affairs than others, and wield more influence on public decision-making. Sunnyvale can create opportunities which will draw all residents to participate fully in the life of the community.

The proposed use will reach a part of Sunnyvale's diverse community that is underserved (parts of the Lakewood neighborhood and along the 101 corridor). Providing these families with the opportunity for a high quality education which focuses on building self-directed learners in a diverse small school environment will result in higher levels of education and likely more active involvement in the community among this underserved group.

The project is also in line with Sunnyvale's Land Use Transportation Policy and Goals:

Policy LT4.14 Support the provisions of a full spectrum of public and quasi-public services (e.g. parks, day care, group living recreation centers, that are appropriately located in residential, commercial and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.

Goal LT4.14c. Encourage multiple uses of some facilities (e.g. religious institutions schools, social organizations, day care) within the capacity of the land and roadway system.

Summit Public Schools conducted an exhaustive search for a facility in the Mountain View & Sunnyvale area (see the attached search report). The site at 539 Weddell is the only site that meets our restrictive site search criteria:

- Located within our target geographic area (near the 101 corridor and in an elementary school attendance area that complies with SB 740)
- Rent costs that are feasible within our state per student allocation (charter schools must fund facilities out of their instructional budget whereas district schools fund facilities through bond measures)
- Owner willing to lease to a school
- In compliance with legal requirements around nearness to freeways and airports

We determined that the Weddell site is an ideal fit for our educational mission, program needs and significant financial constraints. We believe that our small school model and innovative program is compatible with the current uses in the neighborhood. With a major intersection a few blocks away, impact on traffic will be minimal and the school will be easily accessible to nearby low income families as well as families in the broader Sunnyvale community. The neighborhood appears to be experiencing a gradual shift away from industrial uses as there are now two private universities located within a block from the site and several neighborhood buildings have been converted to office use.

OR

2. The proposed use ensures that the general appearance of proposed structures, or uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as

The proposed use of the property to which the application refers, does not involve changes to the general appearance of the existing structure and will not impair the orderly development of adjacent properties or the existing uses being made of adjacent properties.

Summit Public Schools intends to lease the property and is not considering a purchase. Thus, the use is temporary and will likely revert back to assembly in the future. The existing building has a relatively small footprint at less than 20,000 sf. and therefore the use has a low impact on the surrounding neighborhood.

The adjacency to Residential zoning will serve as a much needed school option as the existing sites are redeveloped to residential use and demand for school capacity increases.