

STRATFORD SCHOOL

1500 PARTRIDGE AVE. (2014-7990)

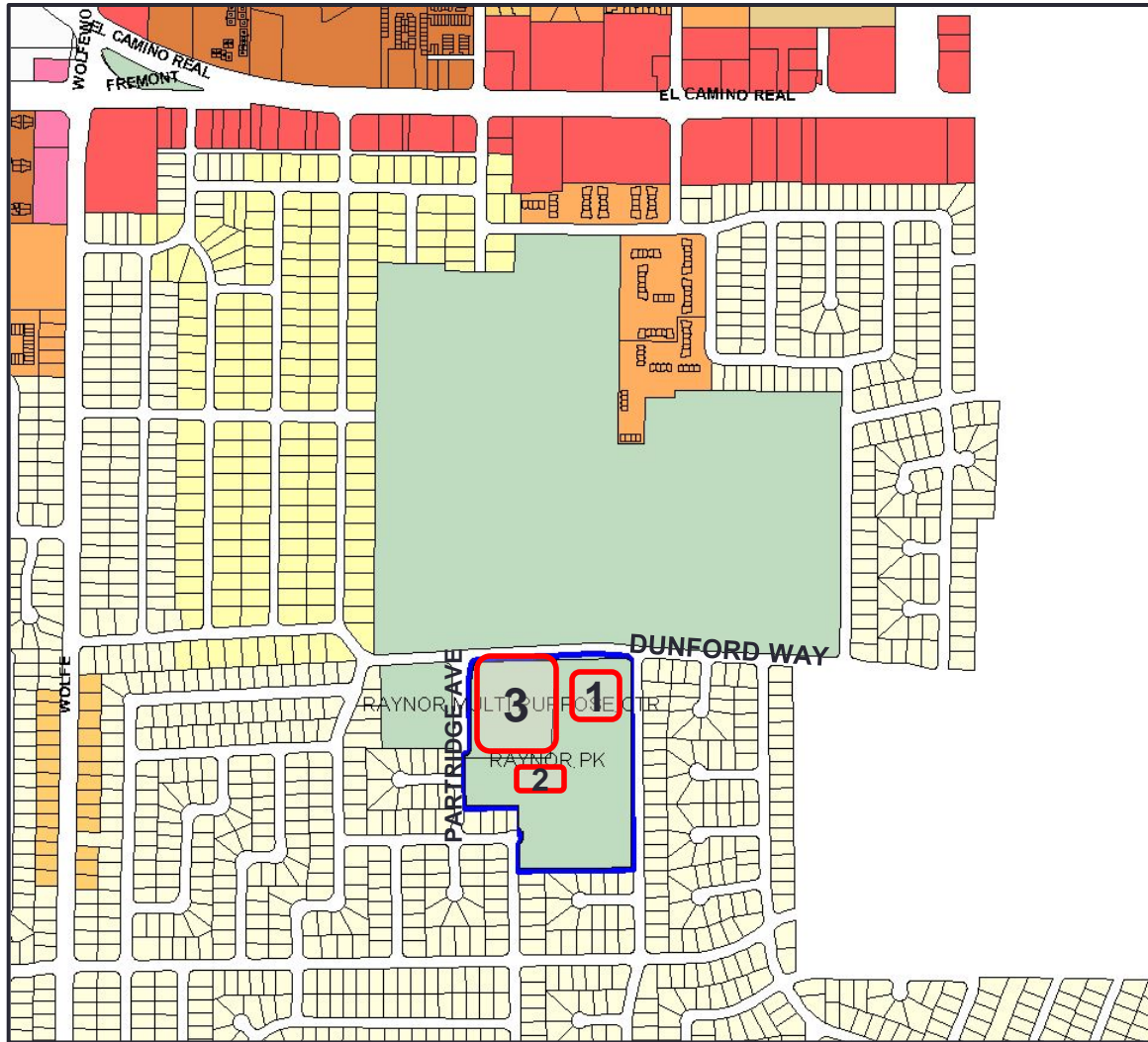
City Council Meeting

March 15, 2016

EIR and Use Permit

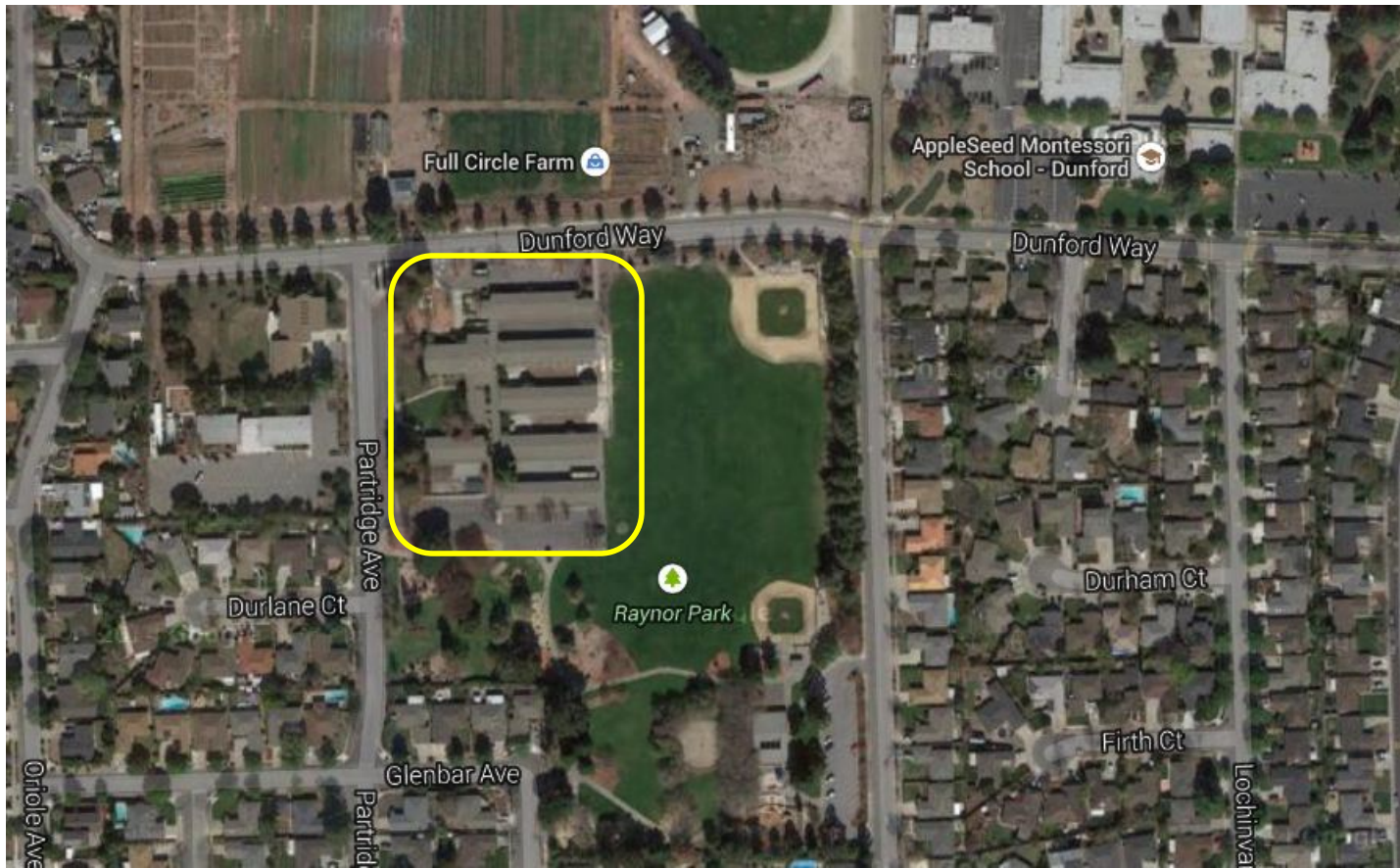
- **Planning Commission Actions**
 - Certified the Environmental Impact Report (EIR)
 - Denied the Use Permit for a private school
- **Appeals**
 - Stratford School
 - Use Permit Denial
 - Ray-Nor Park Neighborhood Association
 - EIR Certification

Site Area



1. Area 1
2. Area 2
3. School buildings

Site Aerial Map



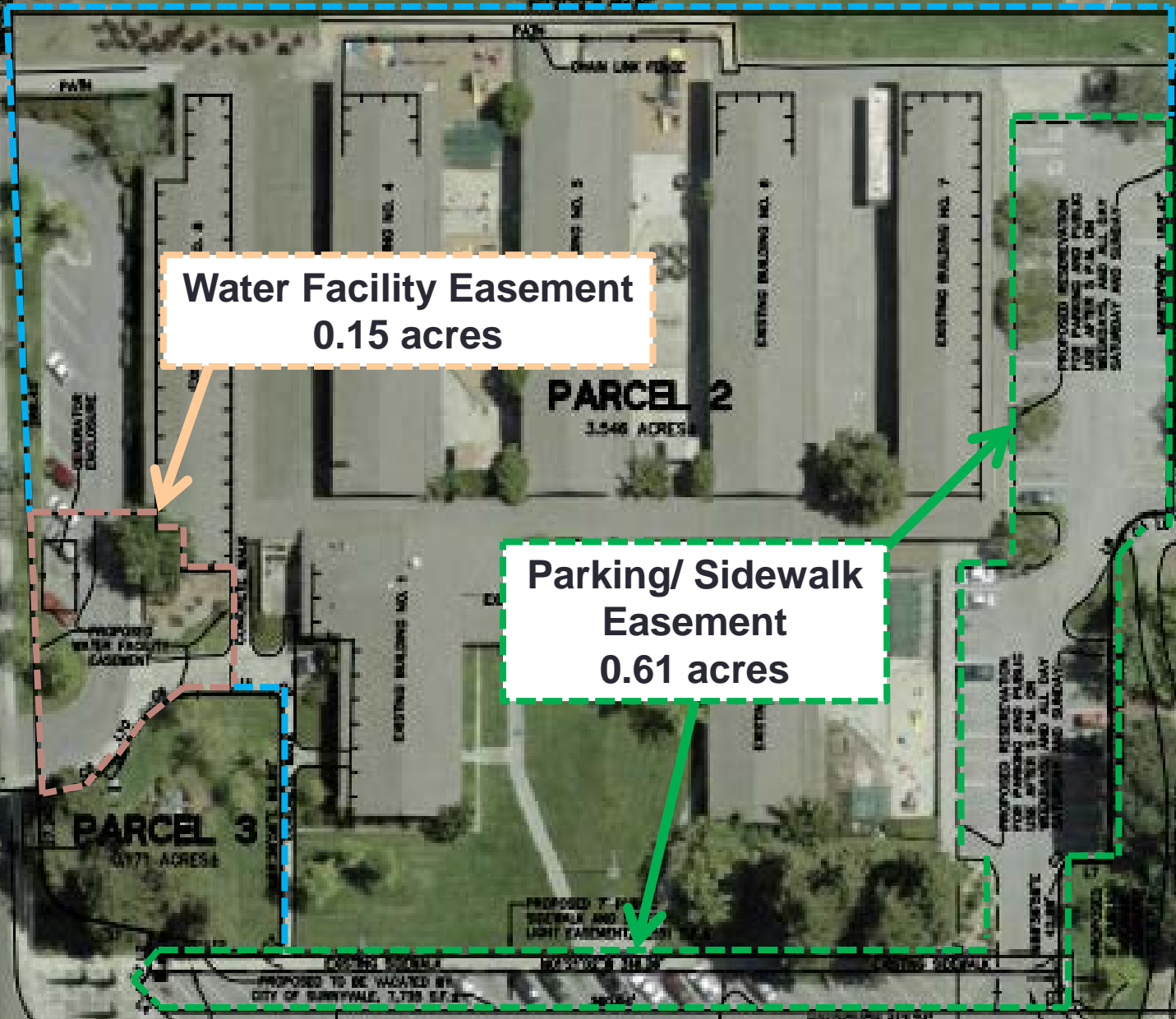
Background

1957	<ul style="list-style-type: none">• Raynor Elementary School established
1979	<ul style="list-style-type: none">• Deemed surplus by SCUSD• Acquired by City of Sunnyvale as “Raynor Activity Center”
2012	<ul style="list-style-type: none">• Deemed surplus by City Council
Nov 2013	<ul style="list-style-type: none">• Conditional Purchase and Sales Agreement w/ Stratford School
Dec 2013	<ul style="list-style-type: none">• Joint Use Agreement for Raynor Park Open Space w/ Stratford School

DUNFORD

**Water Facility Easement
0.15 acres**

**Parking/ Sidewalk
Easement
0.61 acres**



**PARCEL 2
3.546 ACRES**

**PARCEL 3
1.471 ACRES**

PARTRIDGE AVENUE

N012°12'W 63.74'
PROPOSED RESERVATION
FOR PARKING AND PUBLIC
USE AFTER 5 P.M. ON
WEDNESDAYS AND ALL DAY
SATURDAY AND SUNDAY

EXISTING SIDEWALK
SEE DETAIL
1" BELOW

Priority Use – Basic Provisions

- At least 51% of Stratford students must be Sunnyvale residents
- Areas 1 & 2 are available for public use whenever Stratford is not actually using the space
- No priority use on weekends or other days school is not in session
- No priority use of field area during summer
- Stratford is required to build and maintain the basketball court at their cost

Area 1
2.2 Acres

Area 2
0.1 Acres

PARTRIDGE AVENUE

PEACOCK AVE

GLENBAR AVENUE

PARTRIDGE AVENUE

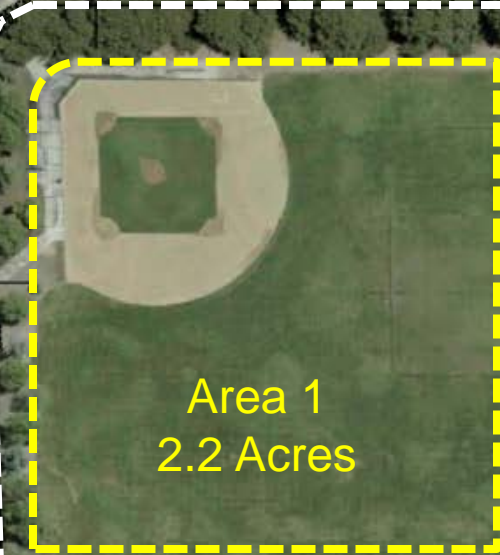
Priority Use Hours – Area 1

Regular School Day (late Aug. to early Jun.)

- 9 am – 3 pm

After School Hours (7 months of the year)

- Feb. – May
 - 4:00 – 5:30 Wed. & Thurs.
 - 4:00 – 6:00 Fri.
- Sep. – Nov.
 - 4:00 – 5:00 Thurs.
 - 4:00 – 6:00 Friday



Area 1
2.2 Acres



Area 2
0.1 Acres

Use Permit

- Private school for up to 520 students
 - Intended: Middle School (460 students 6th ~ 8th Grade)
 - Possible: Pre-K ~ 8th Grade students (520 students)
 - School hours
 - 7:00 a.m. to 6:00 p.m. M-F
 - Summer Program
 - Bell Schedule – Start Times
 - 7:45 a.m. Middle School
 - 8:15 a.m. Elementary School
 - 9:00 a.m. Preschool
- Basketball Court on Raynor Park

Environmental Impact Report

- Project Analyzed
 - Use Permit Middle (or Elementary) School
 - Park Enhancements
 - Jt. Use Agreement (at park)
- Final EIR
 - Draft EIR
 - Final EIR: Response to Comments, New Information and DEIR
- One Significant and Unavoidable Impact
 - Cumulative Condition
 - Intersection of Lawrence/Benton
- All other Impacts can be mitigated

Staff Recommendation

- **Certification of the EIR**
 - Deny Appeal and Certify EIR
 - Make Findings required by CEQA
 - Adopt a Statement of Overriding Considerations
 - Adopt Mitigation Monitoring and Reporting Program

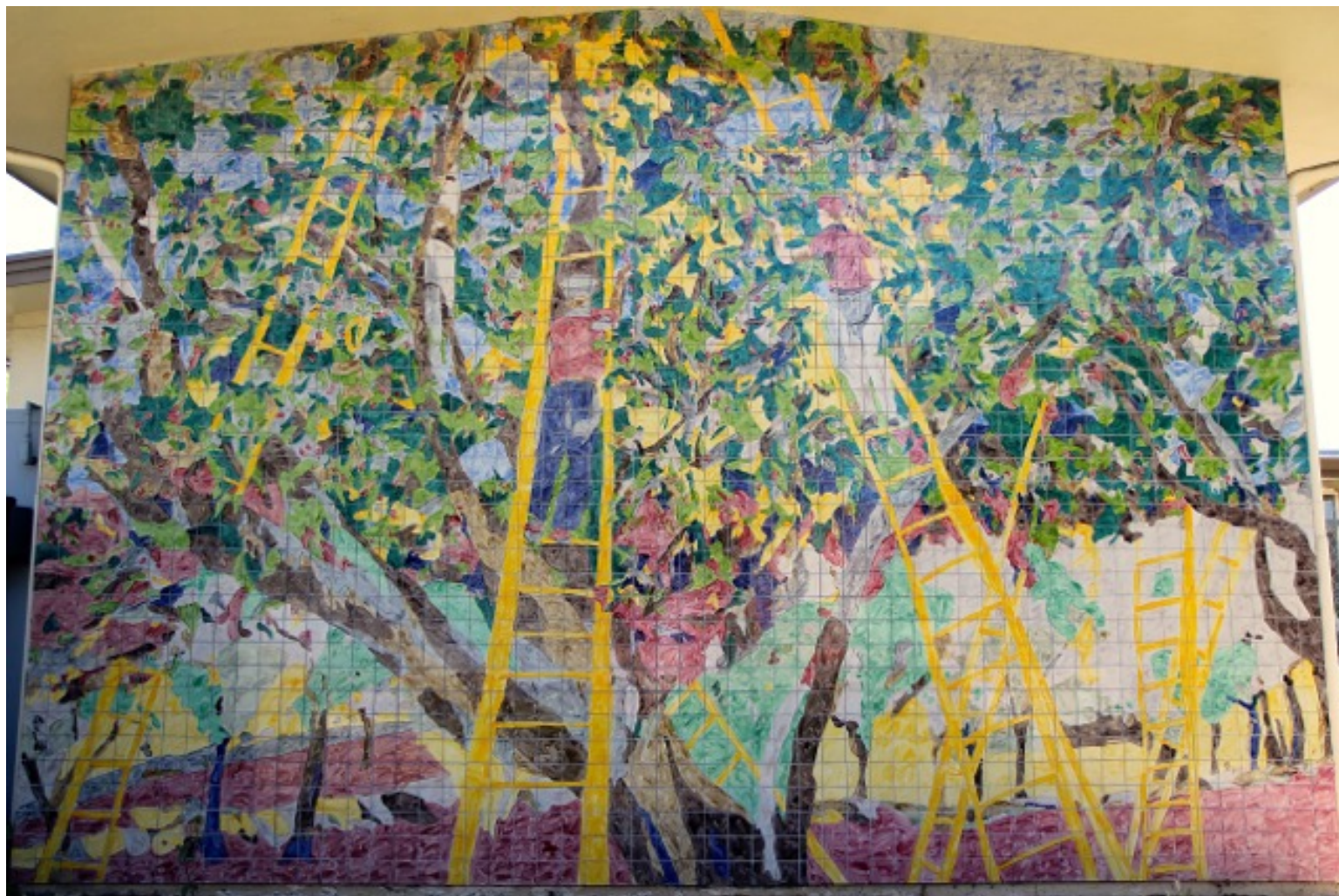
Staff Recommendation (continued)

Use Permit

- **Grant Appeal and Approve the Use Permit**
 - Alternative 3
 - Based on the Findings
 - Attached Conditions of Approval
 - Includes all Mitigation Measures
- **Alternatives**
 - Modify conditions
 - Incorporate Applicant's recent offers
 - Funds for field maintenance
 - Advance notice of Field Use

Questions

Mural



Site Improvements

- ADA Compliance upgrade
- Seismic evaluation
- New classroom walls
- Restroom upgrades
- Fence
- Basketball court (Raynor Park)
- Landscaping
- New circulation driveway
- Removal of three protected trees
- Fire Code upgrades
- New windows, doors
- New paint
- Plumbing upgrades
- Upgrades in courtyards
- Volleyball court
- Bicycle corral/parking
- Sealcoat and striping

Environmental Impact Report

- April 20, 2015 – Notice of Preparation
- May 6, 2015 – EIR Scoping Meeting
- June 3, 2015 – EIR Scoping Meeting (public agencies)
- September 28 ~ November 11, 2015 – 45 day public review of Draft EIR
- November 8, 2015 – Planning Commission Public Hearing to receive comments on Draft EIR
- January 15, 2016 – Final EIR available

Community Meeting

- Stratford School facilitated an outreach meeting on September 23, 2015
- Some of the concerns raised by the neighbors include:
 - Existing Traffic Conditions / Safety
 - Increase in Vehicle Traffic through the Neighborhood due to development projects in the perimeter of the Neighborhood
 - Priority Use of Raynor Park by the Stratford School

Scoreboard

