



Sunnyvale

824 San Aleso Avenue
2017-7986

City Council, January 29, 2019

Existing Site



Existing Streetview



PEERY PARK SPECIFIC PLAN CONDITIONAL USE PERMIT

- 400 students
- Parking Adjustment:
 - 100 spaces required
 - 69 spaces provided
 - 22 spaces in a mechanical parking structure

Planning Commission denied the project 4-3-0 on
12/10/18

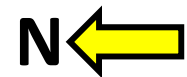
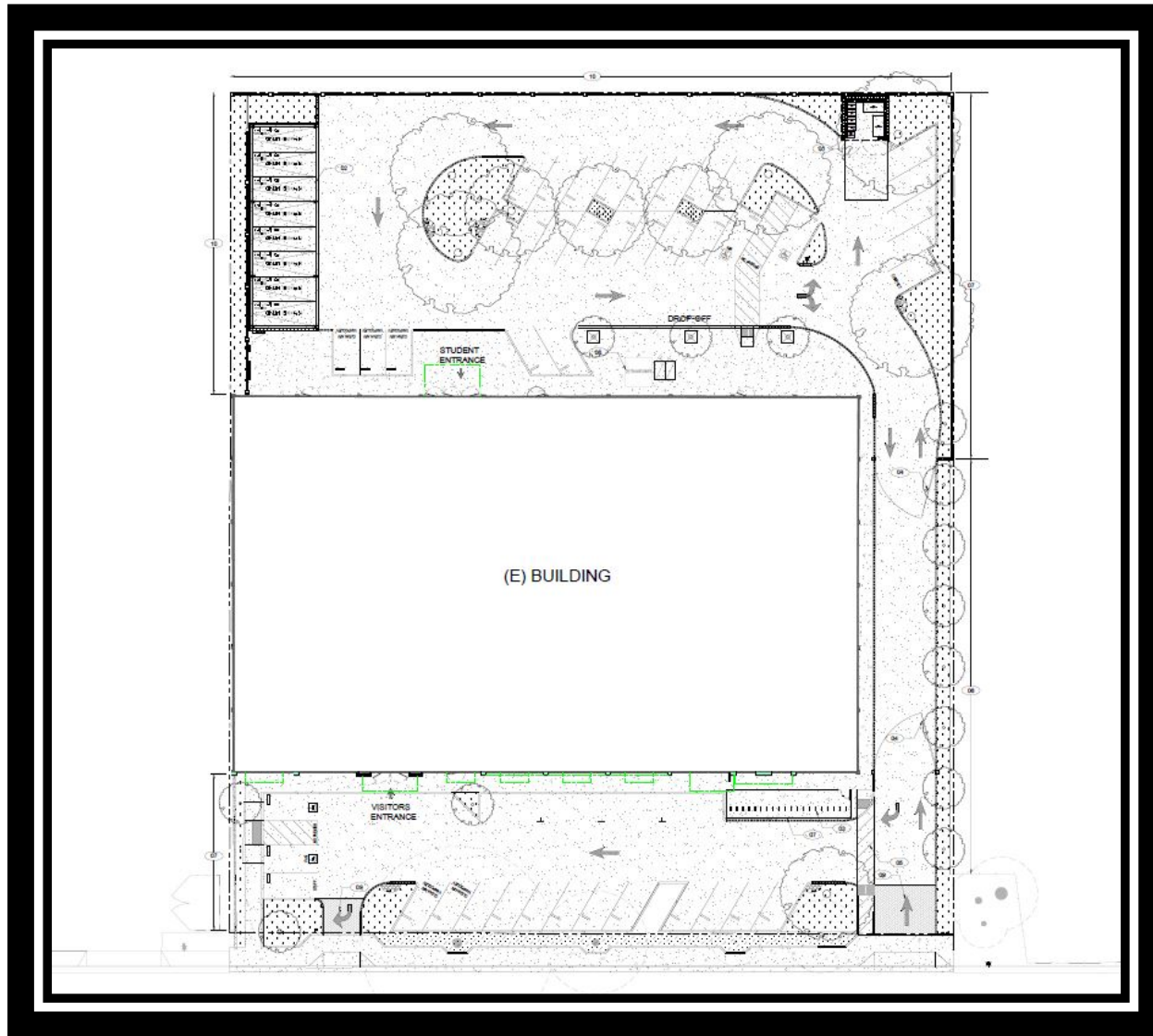
Existing Summit Denali School

- Summit Denali Middle School – 539 E Weddell Dr
 - 300 students (6-8 grades)
- Summit Denali High School – 195 Leota Ave
 - 300 students (9-11 grades)

Proposed Summit Denali High School

- 400 students (9-12 grades)
- 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.

Site Plan



Project Rendering - front



Project Rendering - rear



Project Rendering – parking structure



Parking Adjustments

Findings include:

- Parking agreements with off-site properties
- **Parking management plan**
- **Use has an unusual characteristic that results in less parking demand**

Proposed Summit Parking Management

- Promote alternative transportation options
 - Carpool
 - Public Transit
 - Bicycling
 - Walking
- Permit parking for eligible student drivers
- Prohibiting off-site parking by students, families, staff
- Education on parking rules
- Enforcement by school staff

Appeal

Applicant appealed the Planning Commission decision.

The reasons include:

1. Educational use is compatible
2. Consistent with the PPSP
3. Enhance existing industrial building
4. No negative environmental effects
5. Parking adjustment allowed
6. Proactive outreach and communication with the neighbors.

Response to Appeal

1. 31% parking deficiency in parking
2. Parking lift operation and conflict with drop off and pick up loop concern
3. Alternatives include:
 - a) Off-site parking agreement
 - b) Reduce student population
 - c) Redevelop the site

Recommendation

Staff recommendation

Deny the appeal and affirm Planning Commission's determination to deny the Peery Park Specific Plan Conditional Use Permit.