



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Adopt a Revision to the San Miguel School Open Space Master Plan

BACKGROUND

The June 25, 1991 Open Space Agreement (Agreement) between the City and the Sunnyvale School District enables the City to provide public recreational use of the sports fields during non-school hours, including reservations for exclusive use of the fields, in exchange for maintaining the school open space property. This recreational use of public school properties is enabled by Education Code Section 10910, which states that the District may grant use of their properties to other public agencies for community recreation whenever such use will not interfere with the use for the public school. The San Miguel School open space is included in the Agreement and is regularly reserved by local youth sports groups for games and practices throughout the year. In addition, adult groups often permit the fields for sports use, and the public uses the field for exercise and recreation throughout the year.

The Agreement notes that whenever a substantial improvement or change in land use that is not included in the existing Master Plan is requested, the Master Plan for that site must be revised by the City and approved by both governing boards (School Board and City Council). The installation and maintenance of any improvements agreed to by both parties shall be paid for by the party proposing it, or by both parties, if jointly proposed.

On August 20, 2015 the District brought to the City's attention that enrollment had increased at San Miguel School, which required the need to locate four portable classrooms on-site. The portable classrooms will be located on what is now open space maintained by the City.

The Parks and Recreation Commission considered this item at a noticed public hearing on December 9, 2015.

EXISTING POLICY

General Plan, Chapter 3, *Land Use and Transportation-Open Space*, Goal LT-8

Adequate and Balanced Open Space - Provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the City to finance, construct, maintain and operate these facilities now and in the future.

General Plan, Chapter 3, *Land Use and Transportation-Open Space*, Goal LT-9

Regional Approach to Open Space - A regional approach to providing and preserving open space and providing open space and recreational services, facilities and amenities for the broader community.

ENVIRONMENTAL REVIEW

The modification of the Master Plan does not require environmental review under the California Environmental Quality Act (CEQA) since it is considered general policy and procedure making. (CEQA Guidelines section 15378(b).) The District will be required to complete environmental review, if needed, for their project.

DISCUSSION

The Sunnyvale School District has communicated to City staff that they need to serve additional students in this neighborhood. The District has funding available to install four portable classrooms to provide additional space for the students of San Miguel Elementary. The portable classrooms require less space than permanent buildings and will allow for additional asphalt play area. Attachments 1 and 2 provide details on the current and proposed conditions.

The proposed school improvements would decrease the total turf area available for activities, but the space is not adequately sized for a sports field and not contiguous to the main field at San Miguel. All uses and improvements of the open space will remain the same, as will available parking and all other amenities. The decrease will not affect the popular walking track that encircles the sports field, nor the total number of reservable/permitted ball fields. The existing Agreement between the City and District is included as Attachment 3 of this report, and includes San Miguel School as "Exhibit J". Attachment 4 is the new "Exhibit J", and reflects the new boundaries that the City will be maintaining. The new Exhibit J also addresses some changes that occurred since the Agreement was originally executed.

Sunnyvale School District provided the following feedback from the community for the project:

- The parent community supports the proposed change, as it will add to the playground area, and the new portable classrooms will house a pre-school program (currently housed at a middle school), and it will eliminate an area that has become a nuisance off-hours.
- The teachers of San Miguel School support the project as it eliminates an area that is difficult to supervise from the playground area and supports a pre-school program.
- Neighborhood feedback indicates support for the project as the area has been a trouble spot after hours with Public Safety deploying use of a Flash Camera to photograph possible vandalism. The area is not visible to Public Safety vehicles driving by the campus.

The work at San Miguel School is proposed to begin in summer 2016 and is scheduled to be completed fall of 2016.

Impact to Overall Open Space Inventory

The impact of the proposed project on the open space maintained by the City is as follows:

The current Master Plan calls for the City to maintain 3.0 acres of landscaped turf, while the proposed Master Plan results in a total of 2.85 acres, or a reduction of approximately 0.15 acres. The proposed Master Plan has no reduction in the total number of reservable/permitted ball fields. Sunnyvale open space acreage of 770 will be reduced to 769.85 if this Master Plan revision is approved.

FISCAL IMPACT

There is minimal or no fiscal impact to the City's Capital or Operations Budget whether Council approves or does not approve the revised Master Plan for San Miguel School. Since staff uses a sixteen-foot wide mower, the reduction of turf would decrease mowing time less than 10 minutes per week, while other costs (general grounds, pathway care, debris removal, tree care, irrigation repair, etc.) would remain as they are at present. No reduction to operating costs is anticipated with the reduction in turf if the proposed Master Plan is approved.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

Commission Review

The Parks and Recreation Commission considered this item at a noticed public hearing on December 9, 2015. The Commission voted 3-0 unanimously in agreement with the staff recommendation to: Adopt a Revision to the San Miguel School Open Space Master Plan to include new classrooms as shown in attachment 2. Commissioners supported the Master Plan change as the addition of the portable classrooms is supported by the neighborhood, parents and school staff. No public opposition was presented at the meeting, (see Attachment 5).

STAFF RECOMMENDATION

Adopt a Revision to the San Miguel School Open Space Master Plan to include the new classrooms as shown in Attachment 2 to the report.

Prepared by: James Stark, Superintendent of Parks and Golf

Reviewed by: Manuel Pineda, Director of Public Works

Reviewed by: Anne Cain, Interim Library and Community Services Director

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. San Miguel School - Current Site Map
2. San Miguel School - Proposed Site Plan
3. City and District Agreement
4. San Miguel School - Exhibit J
5. Excerpt of Draft PRC Minutes of December 9, 2015