



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0602, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7411

Location: 539 East Weddell Drive (APN: 110-14-158)

Zoning: PF (Public Facility)

Proposed Project:

USE PERMIT: to allow the extension of the use of the modular classrooms in the front parking lot for two years (2017-2019 school years).

Applicant / Owner: Summit Public Schools (applicant) / Sunnyvale International Church (owner)

Environmental Review: Negative Declaration (Addendum)

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: School

Existing Site Conditions: Charter Middle School

Surrounding Land Uses

North: Hetch Hetchy ROW and Multi-family Residences

South: U.S. 101 Freeway

East: Multi-family Residences (across E. Weddell Drive)

West: Religious Facilities

Issues: Neighborhood Compatibility

Staff Recommendation: Approve the Use Permit and the recommended Conditions of Approval.

BACKGROUND

Description of Proposed Project

The project is for a Use Permit to allow the extension of time for the use of two modular classrooms (960 sq. ft. total) in a south parking lot for an additional two years (2017-18 and 2018-19 school years). See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

Previous Actions on the Site

On May 17, 2016, City Council approved the General Plan Land Use Amendment (2015-7530) of the subject property from Industrial to School, and the Rezoning (2015-7936) of the subject property from MS-POA (Industrial and Service with Places of Assembly Combining District) to PF (Public Facilities) zoning, and a Use Permit for a public middle school of up to 400 students. The General Plan Land Use Amendment and Rezoning also included the two church properties to the west of the project site on East Weddell Drive and Seven Seas Park on Morse Avenue. The Use Permit approval included the use of two modular classrooms for one year in the south parking lot. The extension of use of

these modular classrooms requires a Use Permit with approval by the Planning Commission at a public hearing.

DISCUSSION

Present Site Conditions

The 19,402-square foot building on 1.4 acres is owned by the Sunnyvale International Church. Summit Public Schools, a public charter middle school, leases the site with 400 students total. Although the middle school consists of Grade 6 through 8 and 300 students, the first school year 2016-17 operated with 400 students including Grade 9. To facilitate the additional 100 students, two modular classroom buildings, approximately 960 square feet in size, were located in the south parking area.

Use Permit

As conditioned in the original Use Permit approval (#2015-7936), the maximum number of students permitted on-site after the first year is 300 students and modification to the capacity requires a Use Permit approval at a public hearing. Summit School proposes to maintain the same 400 students at this site for the 2017-18 (Grade 7 through 10) and 2018-19 (Grade 8 through 11) school years, while actively seeking approval for a separate high school location in Sunnyvale. Once a high school location is secured, approved and opened, the current middle school location would operate with a maximum of 300 students (Grade 6 through 8).

The school will operate under the same conditions as approved by the Use Permit (#2015-7936) with the same hours of operation, physical education curriculum, Vehicle Drop-Off and Pick-Up Plan, and Walking and Bicycle Plan. The applicant has provided a Project Description Letter (Attachment 6). Other than a recent Neighborhood Preservation case for weed abatement, staff is not aware of any neighborhood complaints regarding the school.

Development Standards

The project complies with all development standards including lot coverage, floor area, parking, and landscaping and remains unchanged with the previously approved project.

ENVIRONMENTAL REVIEW

A Negative Declaration for the project was adopted by the City Council on May 17, 2016. The Negative Declaration evaluated the impacts of up to 400 students and found no significant environmental effects. The proposal to keep the modular classrooms in place and to have up to 400 students at the site for an additional two years does not create any new environmental impacts that would necessitate preparation of a new Negative Declaration, Mitigated Negative Declaration or EIR under Section 15162 of the CEQA Guidelines. An Addendum has been prepared to document the revision to the Project Description (Attachment 11). Under Section 15164 of the CEQA guidelines, the Addendum does not need to be circulated for public review but should be considered prior to making a decision on the project.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing, Staff Report and Agenda:

- Published in the *Sun* newspaper
- Posted on the site
- 1,060 notices mailed to property owners and residents within 1,000 feet of the project site
- Posted on the City of Sunnyvale's website
- Provided at the Reference Section of the City of Sunnyvale's Public Library
- Agenda posted on the City's official notice bulletin board

CONCLUSION

Staff could make the required Findings based on the justifications for the Use Permit. The project complies with the Goals and Policies of the General Plan. Recommended Findings and General Plan Goals and Policies are in Attachment 3.

ALTERNATIVES

1. Accept the Addendum to the Negative Declaration in Attachment 11, make the required Findings based on the Findings in Attachment 3 and the recommended Conditions of Approval in Attachment 4.
2. Alternative 1 with modified Conditions of Approval.
3. Deny the Use Permit and provide direction to staff and applicant on where changes should be made.

RECOMMENDATION

Alternative 1. Accept the Addendum to the Negative Declaration in Attachment 11, make the required Findings and approve the Use Permit based on the Findings in Attachment 3 and the recommended Conditions of Approval in Attachment 4.

Prepared by: Momoko Ishijima, Associate Planner

Reviewed by: Gerri Caruso, Principal Planner

Approved by: Andrew Miner, Planning Officer

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Project Description Letter
7. Use Permit Justification Form
8. Use Permit (#2015-7936) Final Conditions of Approval
9. Use Permit (#2015-7936) Vehicle Drop Off and Pick Up Plan
10. Use Permit (#2015-7936) Walking and Bicycle Plan
11. Addendum to the Negative Declaration