

**PROJECT LETTER FOR CUP APPLICATION
KIPP PENINSULA HIGH SCHOOL
1039-1063 Garden Street, East Palo Alto, CA 94303**

PROJECT LETTER

Title:

KIPP PENINSULA HIGH SCHOOL

Contact Person and Contact Information:

Elizabeth Sanborn Falcon, Benchmark Realty Advisors,
900 E. Hamilton Avenue, Campbell, CA 95008
(408) 885-1110
esanborn@pacbell.net

Location:

1039 and 1063 Garden Street, East Palo Alto, CA 94303
San Mateo County Assessor's Parcel Numbers:
063-341-150 (1.6 acres) and 063-341-130 (1 acre)

Sponsor:

KIPP: BAY AREA Public Schools
KIPP Peninsula High School
1000 Broadway #460, Oakland, CA 94607
Adam Kaye, Director of Real Estate
(510) 219-1024
adam.kaye@kippbayarea.org

General Plan Designation:

Public/Institutional

Zoning:

Public/Institutional

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Existing Land Use:

Aspire East Palo Alto Phoenix Academy (Public Charter Middle and High School)

Proposed Land Use:

KIPP Peninsula High School (Public Charter High School)

Property Background and Description of Proposed Use:

The current owner of the properties at 1039 and 1063 Garden Street is College for Certain, LLC., an affiliate of Aspire Public Schools. Aspire purchased the 2 properties in 2010 (total 2.6 acres), demolished the existing structures and constructed a school facility containing approximately 29,400 square feet of classroom and administrative space and an approximate 9,000 square foot gymnasium space. The construction was done in 2 phases and was approved through the DSA (Division of State Architect). Phase I was closed by the DSA in January 2013 and Phase 2 was closed by the DSA in February, 2018. See DSA certification attached.

A Mitigated Negative Declaration (MND) for the East Palo Alto Phoenix Academy was adopted in June, 2010. The MND and Traffic Impact Analysis was submitted to the City of EPA in November, 2019. The Lead Agency for the MND was Oakland Unified School District. Please see project summary from the California State Clearing House attached.

KIPP Peninsula High School is proposing to purchase the property and operate a high school serving up to 650 students in grades 9-12. The school will open in August 2020 with 180 students and will grow to 650 over a 4-year period. There will be 16 full time employees when the school opens and 44 at full enrollment. 4 additional classrooms (approximately 4,00 square feet) may be added at a later date.

The school will operate from 7:30 AM to 6:00 PM with occasional evening and weekend meetings and sessions. There will be outdoor activities throughout the day.

There will be 52 on-site parking spaces. Student drop off and pick up path of travel is detailed on the site plan that is part of this submittal.

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ABOUT KIPP

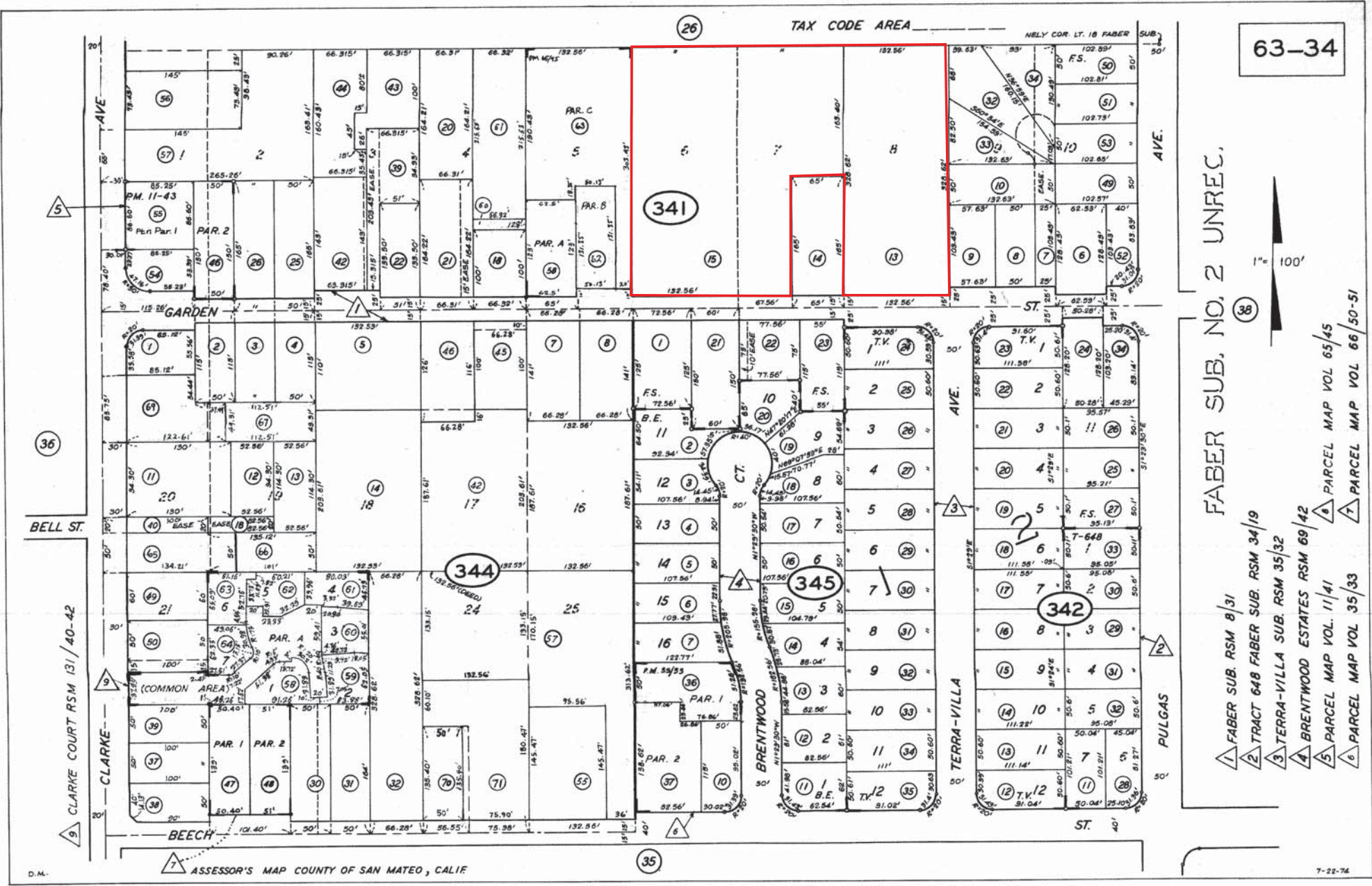
Please see: <https://www.kipp.org> and <https://kippbayarea.org/>

KIPP, the Knowledge is Power Program, is a non-profit network of 242 college-preparatory, public charter schools educating early childhood, elementary, middle, and high school students.

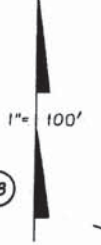
KIPP believes that all children will learn and achieve at high levels if given the opportunity. KIPP'S goal is to help students develop the knowledge, skills, and character strengths they need to succeed throughout their education and in the competitive world beyond.

KIPP believes that an excellent college-prep education will set students up for success in whatever life path they choose. KIPP students complete college at a rate that is above the national average for all students and three times higher than that of students from similar economic backgrounds.

KIPP is currently operating 19 schools in the San Francisco Bay Area.



63-34



FABER SUB. NO. 2 UNREC.

- 1 FABER SUB. RSM 8/31
- 2 TRACT 648 FABER SUB. RSM 34/19
- 3 TERRA-VILLA SUB. RSM 35/32
- 4 BRENTWOOD ESTATES RSM 69/42
- 5 PARCEL MAP VOL. 11/41
- 6 PARCEL MAP VOL 35/33
- 7 PARCEL MAP VOL 66/50-51
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Division of the
State Architect
CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Oakland Office
1515 Clay Street, Suite 1201 | T 510.622.3101
Oakland, CA 94612 | F 510.622.3140
www.dsa.dgs.ca.gov/dsa

Certification & Close of File

January 22 , 2013

MR. JAMES WILCOX
ASPIRE PUBLIC SCHOOLS
1001 - 22nd AVENUE
OAKLAND, CA 94606

Project: ASPIRE GARDEN STREET CHARTER SCHOOL- C/O SEQUOIA UNION HSD
Application #: 01-111478
File Id #: 41-Aspire Public School
Scope: Construction of 1-Gymnasium Building, 2-Classroom Buildings, 1-sitework

Dear MR. JAMES WILCOX:

The Department of General Services' records indicate that the construction of the referenced project has been completed in accordance with design documents approved by the Department, and that all the Verified Reports covering the construction have been received. Therefore, the Department of General Services Certifies as follows:

This project is in compliance with California State regulations as to the safety of design and construction of public schools, and for the accommodation of persons with disabilities.

For relocatable buildings, which have been granted a waiver of durability for foundations, the owner should periodically inspect for, and correct, deterioration in order to maintain safe conditions. This certification is not valid if the buildings are moved to a site location other than shown on the approved plans.

As stated in our letter approving the plans and specifications for this project, the Department does not review design documents or construction for compliance with the electrical, mechanical, or plumbing regulations. It is the responsibility of the professional consultants named on the application to verify compliance with appropriate parts of the California Building Code, and to submit Verified Reports documenting compliance.

Sincerely,

Regional Manager
Leroy Tam
Division of the State Architect
LT: nu

cc: School Board
Architect/Engineer - STEVEN KOLM
File



February 6, 2018

Certification of Compliance

Ms. Kimi Kean
Aspire Public Schools
1001 - 22Nd Avenue
Oakland, CA 94606

Project: Aspire EPA Phoenix Academy
Application #: 01-115288
File Id #: 41-Aspire Public School
Scope: Construction of 1-Gymnasium/ Multi-purpose Building, 1-Lunch Shelter (PC# 02-113813)

Dear Ms. Kimi Kean:

The Department of General Services' records indicate that the construction of the referenced project has been completed in accordance with design documents approved by the Department, and that all the Verified Reports covering the construction have been received. Therefore, the Department of General Services Certifies as follows:

This project is in compliance with California State regulations as to the safety of design and construction of public schools, and for the accommodation of persons with disabilities.

Bleachers and grandstands constructed in accordance with the approved design documents will meet required standards for structural and fire and life safety. The owner should require and provide for periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.

As stated in our letter approving the plans and specifications for this project, the Department does not review design documents or construction for compliance with the electrical, mechanical, or plumbing regulations. It is the responsibility of the professional consultants named on the application to verify compliance with appropriate parts of the California Building Code, and to submit Verified Reports documenting compliance.

Sincerely,

For

Dessa Rooney
Regional Manager
Division of the State Architect
DR: Id

cc: School Board
Architect/Engineer - STEVEN KOLM
File

East Palo Alto Phoenix Academy

Summary

SCH Number	2010062078
Lead Agency	Oakland Unified School District
Document Title	East Palo Alto Phoenix Academy
Document Type	MND - Mitigated Negative Declaration
Received	6/28/2010
Present Land Use	Z: R-1-5000 GP: Low/Medium Density Residential

Document Description NOTE: Review Per Lead

The proposed project is a charter school that would accommodate a maximum of 411 students from the 6th to 12th grade. The project would be constructed on two parcels in East Palo Alto, which are located at 1039 Garden Street and 1063 Garden Street. The project site is located in a residential area. The proposed project would involve ~37,353 sf of new building construction. Construction would include 4 two story buildings that would accommodate classrooms, science labs, specialty rooms and administrative space. The project also proposes a multipurpose building/gymnasium. Proposed site improvements also would include two parking areas, access and a drop-off lane, a quad area, and street frontage improvements.

Contact Information Stephanie Wilson
Aspire Public Schools

1001 22nd Avenue, Suite 200
Oakland, CA 94606

Phone : (510) 434-5020

Location

Coordinates	37°28'01"N 122°07'52"W
Cities	East Palo Alto
Counties	San Mateo
Cross Streets	Garden St, between Pulgas Ave and Clarke Ave
Zip	94303
Total Acres	2.7
Parcel #	063-341-130, 150
State Highways	US 101
Railways	Caltrain Station
Airports	Palo Alto
Schools	East Palo Alto Charter
Waterways	SF Bay
Township	5S
Range	3W
Section	12

Notice of Completion

Review Period Start 6/28/2010

Review Period End 7/29/2010

Development Type Educational (charter school)

Local Action Other Action Other Action: school plan

Project Issues Air Quality Archaeologic-Historic Biological Resources Drainage/Absorption Geologic/Seismic Noise
Public Services Sewer Capacity Soil Erosion/Compaction/Grading Toxic/Hazardous Traffic/Circulation
Water Quality Water Supply

Reviewing Agencies California Department of Parks and Recreation California Highway Patrol California Public Utilities Commission
Caltrans, District 4 Caltrans, Division of Aeronautics Department of Fish and Wildlife, Region 3
Department of Water Resources Native American Heritage Commission
Regional Water Quality Control Board, Region 2 Resources Agency
San Francisco Bay Conservation and Development Commission

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