



# City of Sunnyvale

## Meeting Minutes Zoning Administrator Hearing

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Wednesday, May 24, 2023

3:00 PM

Teleconference: City Web Stream

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### Public Participation

#### Accessibility/Americans with Disabilities Act (ADA) Notice

#### CALL TO ORDER

Michelle King, Zoning Administrator, called the meeting to order at 3:00 p.m.

#### PUBLIC HEARINGS

**Proposed Project:**

**USE PERMIT** to allow a kindergarten-6th grade afterschool program at an existing church.

**Location:** 653 W Fremont Avenue (APN: 202-06-003)

**File #:** 2022-7616

**Zoning:** P-F (Public Facility)

**Applicant / Owner:** SanYu Learning Center (applicant) / Pastor Robert Colon  
(owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Aastha Vashist, 408-730-7458,  
avashist@sunnyvale.ca.gov

Ms. King inquired with Aastha Vashist, Project Planner, if there were any additions to the staff report.

Ms. Vashist had no updates to the staff report and received no public comments.

Ms. King inquired with the applicant if there were any additions or comments.

Kenneth Chan, applicant, had no updates or comments.

Ms. King opened the hearing to public comments.

No members of the public wished to speak.

Ms. King closed the hearing to public comments.

**ACTION:** Approve the Use Permit with recommended Conditions in Attachment 3.

**Proposed Project:**

**USE PERMIT** to allow a 600 square foot addition to an existing preschool building and associated site improvements.

**Location:** 1025 The Dalles (APN: 320-11-010)

**File #:** 2022-7380

**Zoning:** P-F (Public Facilities)

**Applicant / Owner:** Artik Art & Architecture / St. Luke Lutheran Church of Sunnyvale

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Cindy Hom, 408-730-7411,  
Chom@sunnyvale.ca.gov

Ms. King inquired with Cindy Hom, Project Planner, if there were any additions to the staff report.

Ms. Hom acknowledged that this item was continued from the May 10th Zoning Administrator hearing in order for staff to complete their research. Ms. Hom noted there was a public comment addressed in the staff report, but otherwise had no updates.

Ms. King inquired with the applicant if there were any additions or comments.

Gayatri Medury, project manager, gave a short presentation detailing the history, scope, and details of the use of the project.

Ms. King opened the hearing to public comments.

Sharlene Liu expressed approval of the project. Ms. Liu noted she and her children had positive experiences with the preschool in the past and she feels that the project would enrich the area.

Vivian Euzent also expressed approval of the project. Ms. Euzent echoed Ms. Liu's sentiments and added that the project would offer a great opportunity to the nearby community as a reasonably priced childcare option. Ms. Euzent attributes her childrens' success to the great teaching methods of St. Luke's.

Dianne McKenna agreed with previous speakers and stated that the City should not pass up the opportunity for the community.

Roy Tuason expressed approval for both the project and program.

**ACTION:** Approve Use Permit with recommended Conditions in Attachment 4.

**Proposed Project:**

**USE PERMIT** to allow a new fitness studio in a shopping center.

**Location:** 1366 S Mary Ave (APN: 323-01-018)

**File #:** 2022-7695

**Zoning:** C-1 (Neighborhood Business)

**Applicant / Owner:** EJ Fitness LLC (applicant) / DeAnza Square Shopping Center LP (owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Kelly Cha, 408-730-7408, kcha@sunnyvale.ca.gov

Ms. King inquired with Kelly Cha, Project Planner, if there were any additions to the staff report.

Ms. Cha had no updates to the staff report and received no public comments.

Ms. King inquired with the applicant if there were any additions or comments.

Edwin Rivera, had no comments or updates.

Ms. King opened the hearing to public comments.

Andy Gonzales stated the studio is a benefit to his family. Mr. Gonzales hoped the project will continue.

Steve Aubrey questioned why the permit process was not started before business was conducted. Mr. Aubrey expressed concern over the classes spilling out into the parking lot and over noise from music when doors are open.

Ms. Cha noted business should not have began before approval. Ms. Cha stated that there is a Condition of Approval AT-4 which prohibits loud speakers outside of the building. She noted that a condition can be added to ensure all business will be conducted indoors and with doors closed to prevent noise disrupting the community.

Ms. King agreed that a condition to prevent noise from leaving the premises can be enforced. She also noted while activity outside the building in parking lots were common during COVID-19 protocols, it is currently not allowed.

Devin Rivera, applicant, states that business has not started on the premises yet. Ms. Rivera stated that the business is in the process of moving in and could be mistaken as the conducting business. She stated that she is willing to abide by all Conditions of Approval and that no noise should spill out of the building.

Ms. King stated she will work with Ms. Cha to ensure the Conditions of Approval are sufficient to prevent any noise spillage from the building.

**ACTION:** Approve Use Permit with recommended findings in Attachment 2 and recommended Conditions in Attachment 3.

**ADJOURNMENT**

Ms. King adjourned the hearing at 3:25 p.m.