

**Cindy Hom**

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**From:** Cindy Hom  
**Sent:** Tuesday, May 9, 2023 5:14 PM  
**To:** [REDACTED]  
**Cc:** George Schroeder  
**Subject:** RE: File #20227380  
**Attachments:** 215000\_ST LUKE MITCHELL EDUCATION BUILDING RENOVATION & ADDITION\_PLANNING\_2nd Resubmittal\_rev3.pdf

Hi Glynis,

Thank you for your email. To confirm, staff requested a continuance to the 5/24 Zoning Administrator Public Hearing meeting date. Staff needed additional time to finalize the staff report and conditions of approval. The plans will be posted on the City's website linked here: <https://sunnyvaleca.legistar.com/Calendar.aspx>. I've attached a copy of the plans for your reference. Please let me know if you have any additional concerns or comments.

The proposed addition is the existing preschool building that was occupied by Amazing Creations Preschool. The proposed addition is setback from 45'-3" from the west property line, 139'-3" from the north property line and 192'-4" from the south property line. The addition will be one-story and in keeping with the existing architecture.

The purpose of the building addition is two accommodate two preschool operators. One of the operators that has been identified is Cupertino Coop Nursery School which will provide services for 24 children. The remainder of the building will be occupied by another operator that has not been determined yet but will allow a maximum capacity of 78 children. The original use permit allowed for a capacity of 120 kids and the proposed use permit would reduce the maximum capacity to 102 kids. The project will utilize the existing play yards that were utilized by Amazing Creations Preschool. The existing play yards are located on the south side of the preschool building. The play yards are currently enclosed by an existing 6' tall wooden fence. They do not plan to add additional playground equipment beyond what is existing.

The project also conducted a noise study to evaluate potential noise impacts. The anticipated noise level shall not generate unacceptable noise levels and will be within the noise standards specified in the Zoning Code. Noise or sound level shall not exceed fifty dBA during nighttime or sixty dBA during daytime hours at any point on adjacent residentially zoned property. It will also be consistent with the General Plan standards for noise. The project is anticipated to generate 58 dBA during the daytime which is within the 60 dBA that is allowed by the zoning code and considered a generally acceptable noise level in the General Plan.

The school you referenced as a concern is the Sunny Learning Chinese School, which is not the applicant. There is no change to their existing permit. In 2018, the Sunny Learning Chinese School applied for an amendment to their use permit to extend their hours and allow outdoor an play area which was denied. There was a code enforcement case in 2018 but has been since closed and resolved. Currently, there are no open code violation cases or complaints.

Please let me know if you have any other questions. Thank you again for participating in the planning process.

Thanks  
 Cindy

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**From:** [REDACTED]  
**Sent:** Monday, May 8, 2023 5:28 PM

To: Cindy Hom <CHom@sunnyvale.ca.gov>

Subject: File #20227380

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Cindy,

My name is Glynis Price Oliva and my family and I live at 1468 Cloverdale Court, Sunnyvale. (I grew up in this home as well and our family has had a long relationship with St. Luke's). Our backyard backs up the St. Luke Lutheran Church at 1025 The Dalles and we are directly behind the preschool and the Chinese after school program.

I understand that there will be a hearing to review St. Luke's request for a 600 sf. addition to the preschool and other site improvements.

I believe that city staff have requested the hearing to be continued from May 10th to May 24th.

I have not been able to find information regarding where the addition to the preschool will be built or what other site improvements that Church would like to make/add. Would you be able to provide this information?

A couple of years ago the Church doubled their playground area behind us by erecting new fencing without City approval which meant that not only are the preschool classrooms directly behind us next to the fire lane but now the playground area is also directly behind as well. (Previously, the preschool playground was just located next to the Church's parking lot and didn't extend to the fire lane.)

Any information about St. Luke's planned addition and improvements would be much appreciated.

Thanks very much,

Glynis Price Oliva

