



City of Sunnyvale

Notice and Agenda - Final Zoning Administrator Hearing

Wednesday, May 24, 2023

3:00 PM

Teleconference: City Web Stream

Meeting Online link: <https://sunnyvale-ca-gov.zoom.us/j/94442399040>

Public Participation

- *Online participation: You may provide audio public comment by connecting to the hearing online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Hearing online link: <https://sunnyvale-ca-gov.zoom.us/j/94442399040>

Hearing call-in telephone number: 833-548-0276 | Meeting ID: 944 4239 9040

- *Watch the Zoning Administrator hearing at www.Sunnyvale.ca.gov/YouTubeMeetings*
- *Submit written comments to the Zoning Administrator no later than 4 hours prior to the hearing start to planning@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707*
- *Review recordings of this hearing and past hearings at <https://sunnyvaleca.legistar.com/calendar.aspx> or <http://youtube.com/SunnyvaleMeetings>*

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. ADA contact: The Planning Division may be reached at 408-730-7440 or planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

CALL TO ORDER

Call to Order via teleconference.

PUBLIC HEARINGS[23-0589](#)**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

Recommendation: Alternative 1. Approve the Use Permit with recommended Conditions in Attachment 3.

[23-0599](#)**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

Recommendation: Alternative 1. Approve the Use Permit with recommended Conditions in Attachment 4. Staff is supportive of the use permit because the addition is modest in size and will be designed to match the existing architecture of the preschool building. The proposed addition will not intensify the site in terms of parking and traffic because the proposed use permit will anticipate 102 children which is less than the 120 children that are currently allowed with the existing use permit. The preschool use is an existing use at the site and will not conflict with the church operations. With the implementation of the conditions of approval, the preschool use will be generally compatible with surrounding uses and will not result in negative impacts or be injurious to property, improvements, public safety and general welfare.

[23-0624](#)**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

Recommendation: Alternative 1. Approve the Use Permit with the recommended Findings in Attachment 2 and recommended Conditions in Attachment 3.

ADJOURNMENT

Notice to the Public:

Agenda information is available by contacting The Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available 72 hours before the meeting on the City's website at sunnyvale.ca.gov and during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.