



Sunnyvale

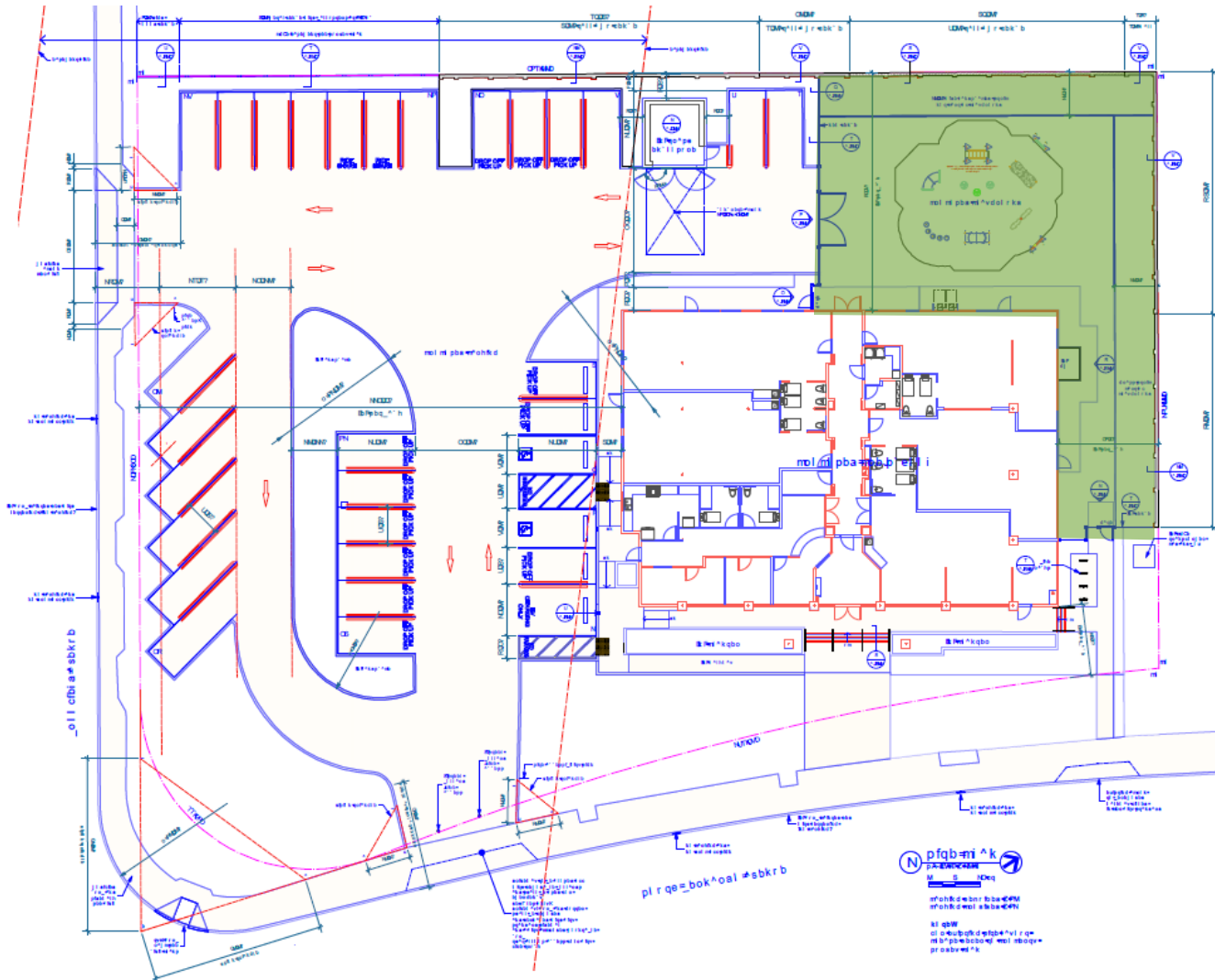
755 S. Bernardo Avenue  
2019-7502

Cindy Hom, Associate Planner  
Planning Commission Meeting, December 9, 2019

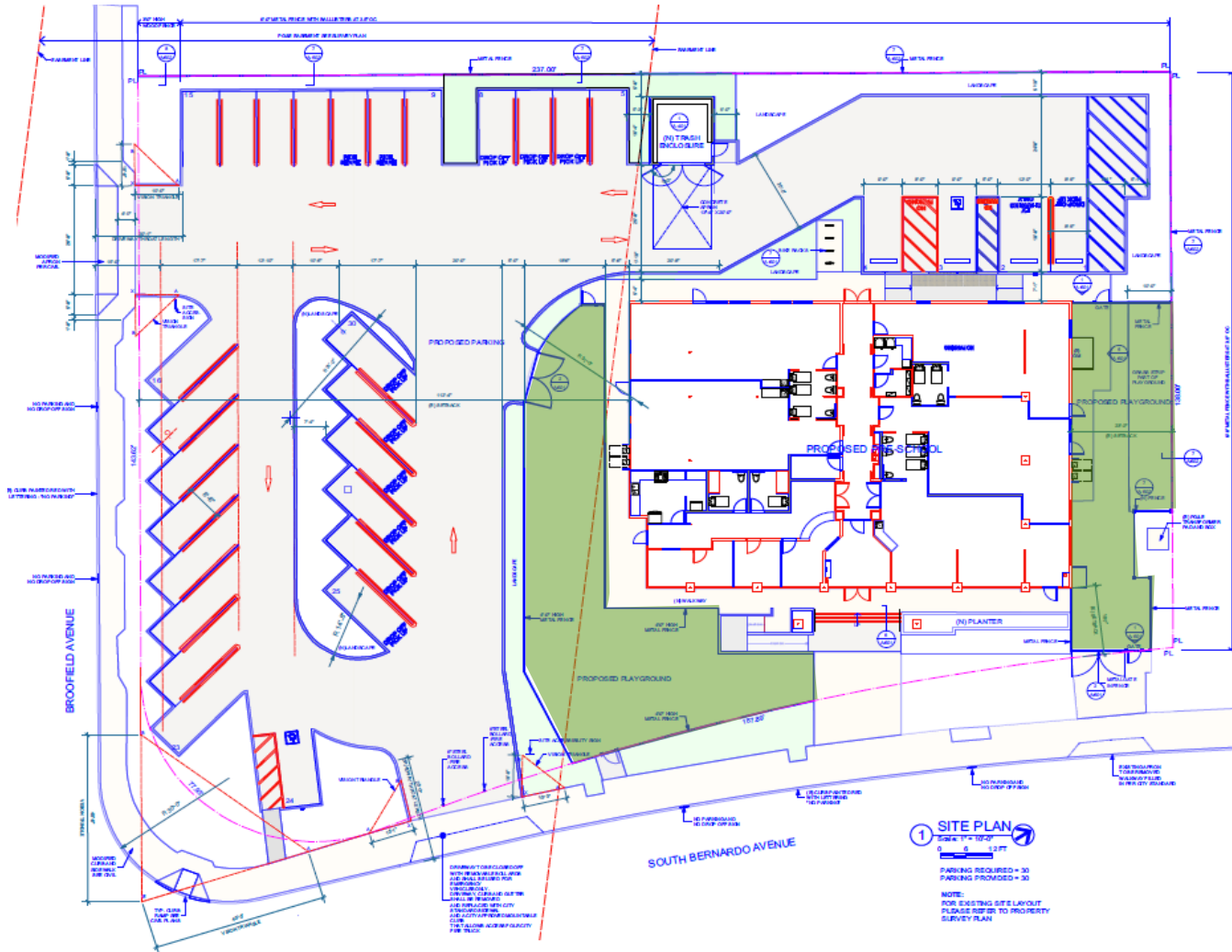
# Existing Conditions



# Original Proposal



# Current Site Plan



# Appeal

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1. California Environmental Quality Act (CEQA) exemptions are not applicable and should be reversed.
2. The project site is not suitable for childcare.
3. Reduce available shared parking for the First Orthodox Presbyterian Church.

# Staff Analysis

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**The Project meets the provisions for a Class 1 (Existing Facilities), Class 3 (New Construction and Conversion of Small Structures) and Class 32 (Infill Development) CEQA exemptions.**

- Exemptions were adequately used.
- No evidence of “unusual circumstances” that would warrant additional environmental review.



# Staff Analysis

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**The project is appropriate for the site and is compatible with the neighborhood.**

- Location is appropriate.
- Surrounding land uses are complementary to childcare use.
- Proximity to automobile service station and repair shop across does not pose a significant hazard to the childcare use or unusual.

# Staff Analysis

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## **First Orthodox Presbyterian Church cannot rely solely on subject site to meet their parking requirements.**

- Current parking license agreement allows the church to use the parking lot on Sundays only and does not specify the number of spaces available.
- The private arrangement does not entitle parking in perpetuity or restrict the ability of the owners of 755 S. Bernardo to redevelop their property.
- The Church is responsible for ensuring compliance with the conditions of their Use Permit approval.



# Recommendation

## Staff Recommendation

### ALTERNATIVE 1:

- Deny the Appeal
- Affirm the Zoning Administrator's approval of the Special Development Permit subject to the recommended Conditions of Approval in Attachment 6