



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, June 15, 2016

3:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

Amber Blizinski, Principal Planner, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

1

File #: 2016-7157

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

Applicant / Owner: John Miller Architects / St. Luke Lutheran Church of Sunnyvale

Proposed Project:

USE PERMIT to allow the construction of a meeting room on an elevated platform at an existing church site.

Reason for Permit: A Use Permit is required to add meeting space to an existing religious facility.

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

Issues: Potential construction and structural impacts to a 60-foot tall blue oak tree that is utilized for the youth outpost treehouse.

Recommendation: Approve with conditions.

Mrs. Blizinski asked Cindy Hom, project planner, if there were any additional comments.

Ms. Hom stated the use permit application is to provide for recreational space for the church's youth congregation, which will be used primarily on Sundays as well as a meeting space on weeknights. The project will be centered around a 93 year old blue oak tree. Staff is confident the applicant will comply within the parameters as prescribed by the arborist after working with the applicant. Subsequent to the release of the staff report, staff received an additional comment letter concerning noise.

Bob McKee, church pastor, stated the lack of space for senior high students on Sunday mornings. The project would make use of the space for the youth to meet which would add to the community and enhance the lives of those involved.

Stephanie Allan, congregation member, stated the project will bring the community

together and create a hub of excitement.

Michael Young, project arborist, stated the applicant has been very proactive and is optimistic the project will be successful.

Denise Tsang, congregation member, stated she has been involved with the youth ministry for the last 20 years and the church has always had supervised activities.

Mrs. Blizinski informed the applicant staff received a letter from a neighbor, which led to staff research on older permits to the site. Before knowledge of the letter, Mrs. Blizinski visited the site and noticed a significant number of children playing the proposed project area. Mrs. Blizinski inquired if high school students will be using the space exclusively.

Pastor McKee stated the space will be used for various events for all ages as space is a premium. The use could take place any day during the week with the latest time at 10 pm. The use for preschool activities will be prohibited as they have a separate designated space for activities. The daily use will be very few hours during the week, at the most twice a week for two hours at a time.

Mrs. Blizinski reiterated the emphasis on adhering to the conditions stated in order to prevent damage to the tree as well as keeping noise to a minimum.

Pastor McKee stated Nick Yegge, the applicant contractor, as well as other members of the church are committed to adhering to the conditions. David Moore will be overseeing the project and making sure the tree stays healthy.

Mrs. Blizinski reiterated the afterschool program should not use the project area. When she visited the site on June 14th, she noticed there were many children playing on site. According to the 2012 use permit, children in the after school program should not be outside for activities. While in the rooms, windows and doors should be closed to minimize noise impact on the neighborhood. Staff did further research into the 1986 permit, which stated children should not be playing on the project site. Mrs. Blizinski emphasized the importance of conditions of approval, which were included as a concern for the neighbors. Any modifications to the use permit will need to go through a public hearing.

Mrs. Blizinski opened the public hearing. Seeing no members of the public, Mrs. Blizinski closed the public hearing.

ACTION: The Zoning Administrator approved the project with the below

modifications to the conditions of approval on June 15th:

1. AT-7. YOUTH OUTPOST BUILDING:

The youth outpost building shall only be used for church programs and for approximately 15 -20 hours per week. Expanded use of the building by other programs or increases in the hours of use for the building may require an amendment to the use permit.

2

RECOMMEND CONTINUANCE

File #: 2016-7361

Location: 520 Lawrence Expressway (APN: 216-44-119)

Applicant / Owner: Silicon Valley Escape Room Design, LLC /
Lawrence Commercial Center, LLC.

Proposed Project:

USE PERMIT to allow for a recreation and enrichment use (Room Escape Game) within a vacant tenant space within an existing commercial center.

Reason for Permit: A Use Permit is required for recreation and enrichment uses in the M-S/POA Zoning District.

Project Planner: Cindy Hom, (408) 730-7411,
chom@sunnyvale.ca.gov

Issues: Parking

Recommendation: Staff recommends the item be continued to July 13, 2016 to allow additional time for the applicant to complete revisions to the project plans.

Mrs. Blizinski stated that the item would be continued to the Zoning Administration hearing of Wednesday July 13, 2016.

Seeing no one in attendance, Mrs. Blizinski opened and closed the public hearing.

ACTION: This item continued to the Zoning Administrator hearing of July 13, 2016 to allow additional time for the applicant to complete revisions to the project plans.

ADJOURNMENT

Mrs. Blizinski adjourned the meeting at 3:20 p.m.