CITY OF SUNNYVALE
ADMINISTRATIVE HEARING

MINUTES
Wednesday, June 29, 2005

2005-0512: Rob Moore [Applicant] **Evelyn LLC** [Owner]: Application for a Use Permit on a 1.2 acre site to allow for an existing educational use in an industrial building. The property is located at **1140 W. Evelyn Avenue** (near Bernardo Avenue) in an MS (Industrial and Service) Zoning District. (APN: 161-31-035)

In attendance: Rob Moore, Owner/Applicant; Yen-Sing Chang, Owner; Gerri Caruso, Administrative Hearing Officer; Jamie McLeod, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Jamie McLeod, Project Planner, stated that the applicant proposes an educational center to serve children in grades Kindergarten through 12th to provide tutoring, language and religious education in an existing industrial building. Parking and compatibility of use were the two concerns that staff reviewed for this project. Ms McLeod noted that there is currently a study issue under review about community centers and educational centers being located in industrial zoned areas, therefore staff has been advised to review such applications conservatively. The applicant has discussed and is exploring a transportation management plan. Staff does not recommend approval for this permit.

Ms. Caruso had questions regarding the parking analysis.

Ms. Caruso opened the public hearing.

Yen Sing Chang, Owner, received and reviewed a copy of the staff report. Mr. Chang had questions as to how many students he would be allowed to have on campus at once. Mr. Chang noted that he is currently working towards a shuttle system that would allow parents of students to park at a different parking lot and the shuttle would pick them up and drop them off, with this system they would gain 80 parking spaces. The applicant would like to be approved for a maximum number of 60 students. Mr. Chang stated that the summer program is a maximum of 8 weeks and the students will be on site all day. The applicant had some questions regarding the Recommended Conditions of Approval.

Rob Moore, Owner/Applicant, noted that on the floor plan provided to staff, the section that is marked as storage really is a storage unit. The applicant stated that a majority of the students will not be of driving age and thinks that should not affect the parking situation. The applicant gave some more information regarding some of the other tenants that occupy the building.

Ms. Caruso had some questions regarding the applicant's summer program. Ms. Caruso explained some of the Conditions of Approval.

Ms. McLeod noted that condition number 14 be modified due to the fact that the school might have some adult educational programs.

Gilbert Wong, Resident, stated that the program is also ran in the City of Cupertino and wanted to show support for the program.

Herbert Woo, Employee, stated that the applicant does a great job at keeping the kids safe and feels that their shuttle system is a good system.

Ms. Caruso closed the public hearing.

Ms. Caruso denied the application.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:30p.m.

Minutes approved by:

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Gerri Caruso, Principal Planner