



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**May 28, 2008**

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**SUBJECT:**           **2008-0432: Veksler Academy of Music and Dance**  
                          [Applicant] **Fremont Corners, Inc Et Al** [Owner]:  
                          Application for a property located at **176 E. Fremont Ave.**  
                          (Fremont Corners Shopping Center) in a C-1/PD  
                          (Neighborhood Business/Planned Development) Zoning  
                          District.

Motion                   Special Development Permit to allow a new music school in  
                                  an existing tenant space in a shopping center.

**REPORT IN BRIEF**

**Existing Site Conditions**           Vacant tenant space in an existing shopping center

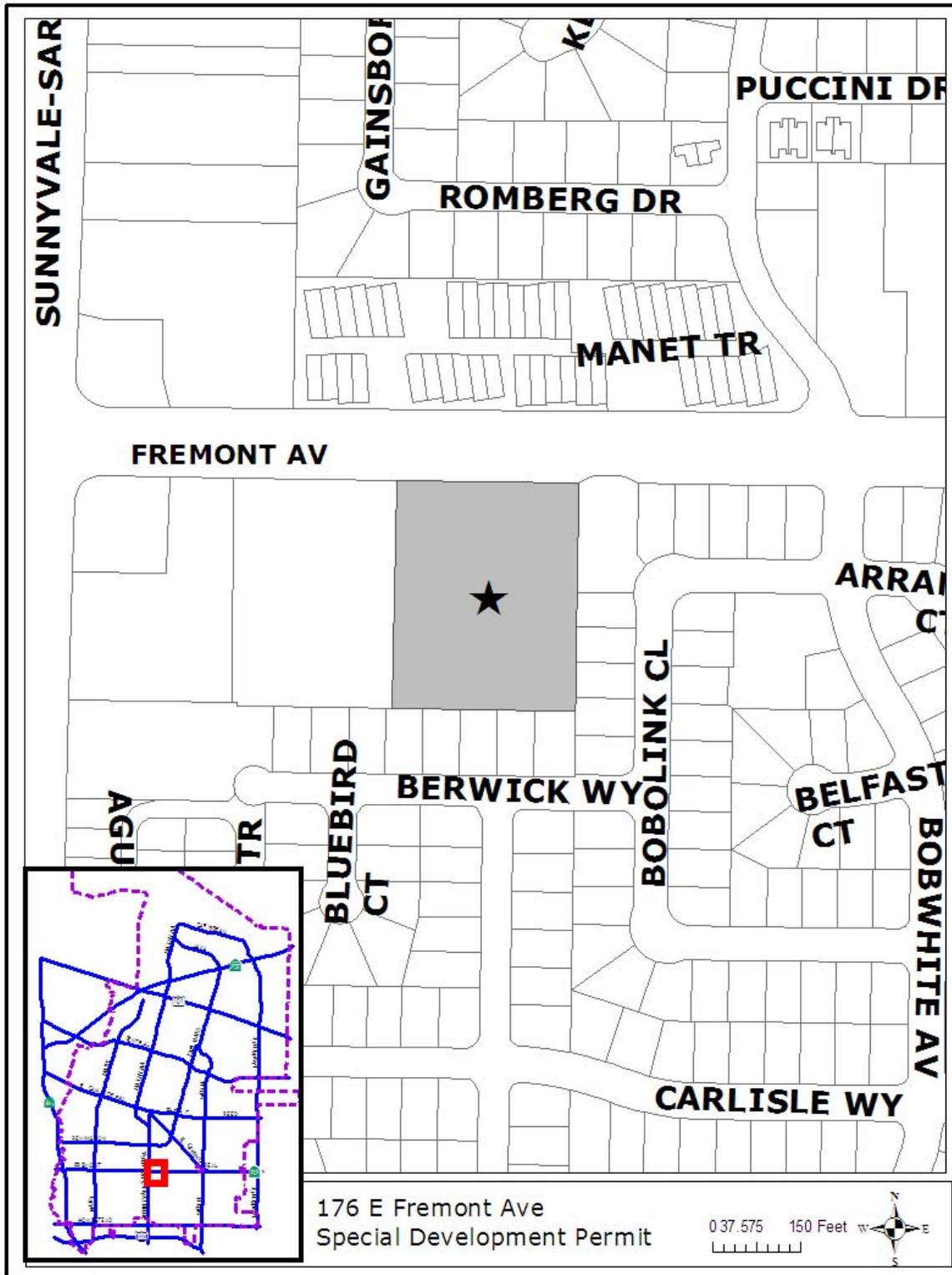
**Surrounding Land Uses**

North	Multi-family residential
South	Single-family residential
East	Single-family residential
West	Shopping center

**Issues**                   Parking  
                                  Noise

**Environmental Status**           A Class 1 Categorical Exemption relieves this project  
                                  from California Environmental Quality Act provisions  
                                  and City Guidelines.

**Staff Recommendation**           Approve with conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commercial Neighborhood Shopping	Same	Commercial Neighborhood Shopping
<b>Zoning District</b>	C-1/PD	Same	C-1/PD
<b>Lot Size (s.f.)</b>	121,097	Same	None
<b>Gross Floor Area (s.f.)</b>	18,000	Same	60,617
<b>Gross Floor Area of Tenant</b>	4,000	Same	None
<b>No. of Buildings On- Site</b>	2	Same	None
<b>No. of Stories</b>	1	Same	2
<b>Parking (Provided on subject site only; not whole shopping center)</b>			
<b>Total Spaces</b>	183	Same	Per SDP
<b>Standard Spaces</b>	179	Same	Per SDP
<b>Compact Spaces/ % of Total</b>	0	Same	Per SDP
<b>Accessible Spaces</b>	4	Same	Per California Building Code Requirements

**ANALYSIS****Description of Proposed Project**

The applicant proposes to use an existing 4,000-square foot tenant space within the Fremont Corners shopping center as a music and dance school (Veksler Academy of Music and Dance) that would offer private and group lessons to youth. The facility would operate from 10 a.m. to 9 p.m., Mondays through Fridays, and from 9 a.m. to 6 p.m. Saturdays and Sundays. The use would also include occasional recitals and dance performances throughout the year. No significant modifications to the building exterior are proposed.

A Special Development Permit (SDP) is required for educational and recreational facilities located in a C-1/PD zoned property.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2007-1338	SDP to allow a recreational place of assembly use (kickboxing studio) at 168 E Fremont Ave.	Staff/Approved	01/30/2008

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include permitting, leasing, licensing or minor alterations to existing facilities.

**Special Development Permit**

**Use:** The proposed use is considered a studio-based educational and recreational use that would offer private and group music and dance lessons to youth (see Attachment D). The proposed hours of operation are 10 a.m. to 9 p.m., Mondays through Fridays, and from 9 a.m. to 6 p.m. Saturdays and Sundays. Private lessons would last between 30 minutes to one hour while group lessons could last up to 90 minutes. The facility would employ up to 15 staff members to be at the site at any one time, and would have up to 22 students for both music and dance lessons. The proposed use would include two to three recitals/dance performances a year on Saturday evenings around 6 p.m. Each recital is expected to have a maximum of 50 attendees (including participants, but in addition to the staff) and last about 90 minutes.

**Site Layout:** The project site is part of the Fremont Corners shopping center, which is comprised of three separate parcels under two ownerships. There is a cross easement for shared parking between the three parcels. The subject parcel contains two commercial buildings with parking in front and behind the buildings. The commercial buildings total 18,000 square feet and currently contain the following uses: Jake's of Sunnyvale restaurant, American Kickboxing Academy (educational and recreational facility), a liquor store and the subject vacant tenant space. Other uses in the shopping center include restaurants, retail stores and a health club/gym (24-hour Fitness).

There are four points of access to the shopping center off E. Fremont Avenue, and two off Sunnyvale-Saratoga Road. The main parking lot is situated in front

of the buildings, facing E. Fremont Avenue. There is a secondary parking lot along the rear of the buildings, which could be accessed through one driveway off Sunnyvale-Saratoga Road, one driveway off E. Fremont Avenue and a driveway connecting it to the main parking lot.

**Floor Plan:** The subject tenant space is located at the northeast corner of the site, next to what is currently occupied by Jake's of Sunnyvale restaurant. The proposed floor plan consists of up to 12 music classrooms, one dance studio, main lobby, office and storage vault. The lobby and office would be located at the front of the tenant space (facing the main parking lot). The music rooms would be placed throughout the whole length of the tenant space with the dance studio at the center. Restrooms are located at the rear of the space.

There is a rear door that the applicant plans to use as an emergency exit door only. Another studio-based educational and recreational use (American Kickboxing Academy) was recently approved to locate at the Fremont Corners shopping center with the condition that the rear door would be used as a secondary public entrance to provide easier access to and from the underutilized parking lot in the rear. Because of the younger clientele and proposed floor plan configuration, the applicant feels that it would be safer to have only the front entrance as a public entrance.

**Parking/Circulation:** Historically, the entire Fremont Corners shopping center has had a perceived parking shortage during evening peak hours. This perceived shortage is primarily the result of 24-hour Fitness patrons parking only in the main parking lot in front of the buildings. Staff has visited the site during these peak hours and found that although the front lot was full, the secondary lot to the side and rear of the buildings were mostly empty. The secondary lot is not well lit and more difficult to access public entrances on foot, which is likely the cause of its underutilization.

A recent parking analysis of the Fremont Corners center was done for SDP application 2007-1338 (Approved on January 30, 2008) using the maximum number of spaces that could be provided on the site as shown on the submitted plan (Attachment D). In the analysis, parking demand was calculated for each of the three individual parcels to determine the maximum amount required. A new analysis has been prepared, using the same method, but with revised numbers for square footage and parking ratios, and is to serve as a correction to the previous analysis. The standard shopping center parking ratios, as required by the Sunnyvale Municipal Code (SMC), were used for the west and east properties. Because the SMC does not contain a parking ratio for a health club, staff used the Urban Land Institute's (ULI) ratio to calculate parking demand for the middle property (24-hour Fitness). The ULI parking ratio requires 7 parking stalls per 1000 sq. ft. (visitors and employees

combined) for health club uses. The following table shows the three properties and their required parking:

<b>Parking Required</b>				
<b>Property</b>	<b>Square Footage</b>	<b>Parking Ratio</b>	<b>Number of Spaces Required</b>	<b>Total Parking Provided (existing)</b>
West (Longhorn)	19,928	1/180	111	131
Middle (24-HR)	33,690	7/1000	236	198
East (Jake's)	18,000	1/180	100	183
<b>Totals</b>	<b>71,618</b>		<b>447</b>	<b>512</b>

Although the existing number of parking spaces that are currently provided on the site already exceed the amount required, the condition included in SDP 2007-1338 requiring the parking lot to be re-striped is still in effect (Attachment D). Striping the maximum number of parking spaces could absorb any unanticipated parking demand from occasional events that would be held at the studio-based educational uses on the site such as music recitals or kickboxing tournaments, and from existing and future uses. Staff has also included conditions for better parking management at the site which include fixing or installing lighting to better light the path to the underutilized secondary parking lot, and installing directional signs to the secondary parking lot.

**Noise:** The applicant has stated that there is currently additional soundproofing material between the subject tenant space and the neighboring tenant, which would aid in mitigating any noise impacts. The rear door would also be used only as an emergency exist and would be kept closed to minimize any noise that could be heard by the neighboring residential properties to the east. Staff has recommended conditions to mitigate any potential noise impacts which include installing additional soundproofing material if it is determined that the use is having a negative noise impact to neighboring tenants and properties.

**Compliance with Development Standards/Guidelines:** The proposed project complies with all current development standards. No further improvements are required at this time.

**Expected Impact on the Surroundings:** The proposed use will not cause a negative impact to the site or surrounding residential neighborhood. There are

sufficient parking spaces provided for the proposed and existing uses on the site. Staff has recommended conditions of approval for better parking management at the site and increase utilization of the side parking lot. Staff has also recommended conditions of approval to mitigate any potential noise impacts.

**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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Staff has not received any public contact regarding this application.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 47 notices mailed to property owners and residents adjacent to the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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1. Approve the Special Development Permit with attached conditions of approval.
2. Approve the Special Development Permit with modified conditions of approval.
3. Deny the Special Development Permit.

**Recommendation**

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Alternative 1.

Prepared by:

**Rosemarie Zulueta**

Project Planner

Reviewed by:

**Andrew Miner**

Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site Plan with Max. Parking Spaces
- E. Justifications and Project Description from the Applicant

## **Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

### **Land Use and Transportation Element**

*Action Statement N1.1 – Protect the integrity of the City’s neighborhoods; whether residential, industrial or commercial.*

*N1.1.1 – Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.*

*N1.14 – Support the provision of a full spectrum of public and quasi-public services that are appropriately located.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding met.)*

*The proposed use is appropriately located within a neighborhood shopping center and would provide a recreational and educational facility for neighboring residents and the rest of the City.*

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. *(Finding met.)*

*The project does not include expansion or modifications to the existing building or to the site, so no visual impact to the surrounding area is anticipated. There is ample parking on the site to accommodate the proposed use. Staff has also recommended conditions to mitigate any potential noise impacts.*

**Recommended Conditions of Approval - Special Development Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes may be approved at a public hearing.
- B. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Building Safety Division for all tenant improvements related to this use.
- B. Comply with Special Development Permit 2007-1338 Conditions of Approval 5.A, 5.B, 6.A and 6.B regarding parking lot paving and striping, landscaping and solid waste enclosures.
  1. The parking lots shall be striped according to the site plan approved with Special Development Permit 2007-1338, or striped to the maximum capacity.
  2. The parking lots shall be brought into conformance with accessible parking requirements.

**3. OPERATIONS**

- A. Hours of operation shall be limited to the following hours:
  - Monday – Friday: 10 a.m. – 9 p.m.
  - Saturday – Sunday: 9 a.m. – 6 p.m.
- B. The noise level generated by the facility shall not create a nuisance to occupants or customers of adjacent businesses or neighboring residential properties. Additional sound-proofing material shall be installed in the walls of the subject tenant space if it is later

determined that the business is having a negative noise impact to neighboring tenants and properties.

- C. The rear entrance door shall be kept closed during high noise generating activities (i.e. lessons, recitals and performances, etc.).
- D. Special events (operated by Veksler Academy of Music and Dance only) involving greater than 50 participants and/or attendees (not including staff) shall require approval of a Miscellaneous Plan Permit.
- E. The business operator shall be responsible for monitoring any patrons loitering outside of the building.
- F. A sign shall be placed at the front of the tenant space to inform and direct patrons to the additional parking spaces at the rear of the building.

**3. LIGHTING**

- A. Replace broken/dim lights and install additional shielded light fixtures on the side and rear of the building to ensure that the pathway from the side (east) parking lot to the subject tenant space is well lit.
- B. The flood lights shall be shielded so no light casts onto adjacent residential properties.
- C. The flood lights shall be installed so they are on a controlled switch operable from inside the subject tenant space.

**4. PARKING**

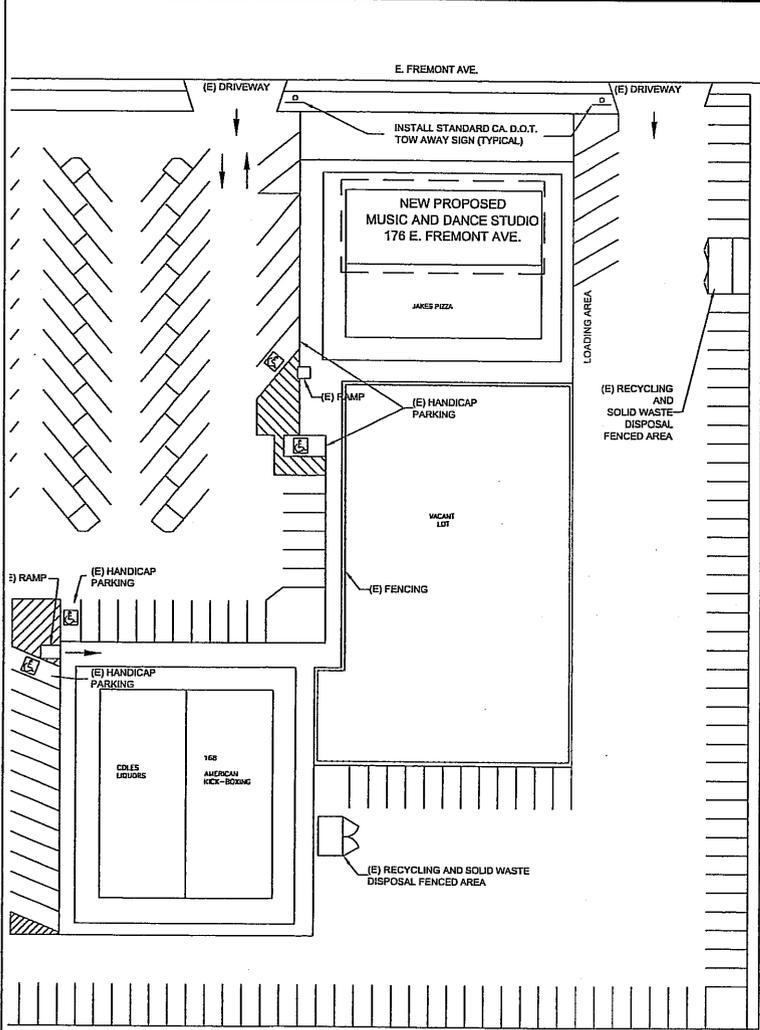
- A. Employees shall be required to park in the rear and side (east) parking areas.
- B. Directional signs to the rear and side parking areas shall be installed.

**5. RECYCLING AND SOLID WASTE**

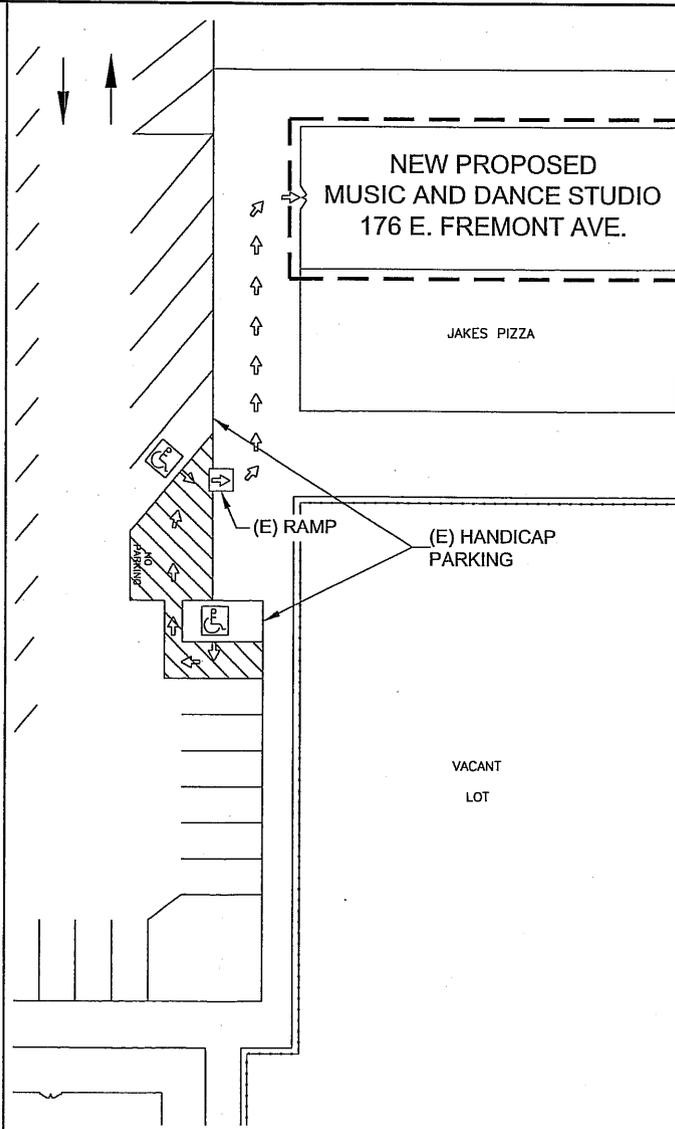
- A. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures at all times. Containers shall not be placed in parking spaces or landscaped areas at any time.
- B. The property shall remain clean and free of debris and garbage.

**6. SIGNS**

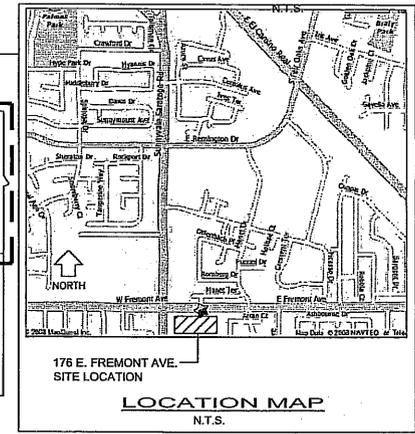
- A. All new signs shall be in conformance with Sunnyvale Municipal Code and the Master Sign Program established for the property.
- B. Obtain building permits for any new signs.



SITE PLAN  
N.T.S.



ACCESSIBILITY PLAN  
N.T.S.



SCOPE OF WORK:

NEW (T-1) TENANT IMPROVEMENT TO CONSTRUCT MUSIC AND DANCE FACILITY. CONSTRUCTION CONSIST OF:  
 -UPDATE MEN'S AND WOMEN'S REST RMS TO MEET ADA.  
 -ADD NEW (B) SEPARATE CLASS ROOMS  
 -ADD NEW SWIZZ DANCE STUDIO

GENERAL NOTES:

- 1- CONTRACTOR SHALL CONDUCT A SITE VISIT AND VERIFY ALL CONDITIONS, DIMENSIONS, WATER LINES, DRAINS AND LOCATIONS AS SHOWN ON THE DRAWING.
- 2- ALL NEW T-1 WORK AND CONSTRUCTION IS TO BE BUILT IN ACCORDANCE WITH THE LATEST EDITION OF CBC, IBC, UBC, NEC, OSHA, ADA, AND ALL APPLICABLE CODES, REGULATIONS AND CITY OF SUNNYVALE ORDINANCE & STANDARDS.
- 3- ALL HARDWARE, FIXTURES, COLORS, FLOORING AND ACCESSORIES ARE T.B.D. BY OWNER/TEENANT.

REQUIRED CODES TO APPLY: 2007 CBC, CMC, CPC, CEC.  
 PROVIDE NON-SEPARATED USE PER 2007 CBC.

OCCUPANT LOAD CALC. AT DANCE AREA:  
 50SF/PERSON @  
 80 TOTAL OCCUPANTS X 50SF/OCCUPANT =  
 4000SF/80 OCCUPANTS

PROJECT DATA:

APN: XXXXXXXX  
 USE: MUSIC AND DANCE STUDIO  
 ZONING: C1/PD  
 TOTAL FLOOR SPACE: ~4000 SF  
 YEAR BUILT: N/A  
 STORES: 1  
 LEGAL DESC. TRACT -

GEO HAZARD: NO  
 FLOOD ZONE: NO  
 HISTORICAL: NO  
 MAP: BOOK N/A  
 DATE RECORDED: N/A  
 TYPE OF CONSTRUCTION: V-8  
 OCCUPANCY GROUP: A2  
 SPRINKLED: NO

DRAWING INDEX

DWG	DESCRIPTION	PAGE
-	COVER SHEET - PARKING PLAN/SITE / ACCESSIBILITY PLANS	1-2 C.S.
-	EXISTING AND PROPOSED FLOOR PLAN	2-2 A-1

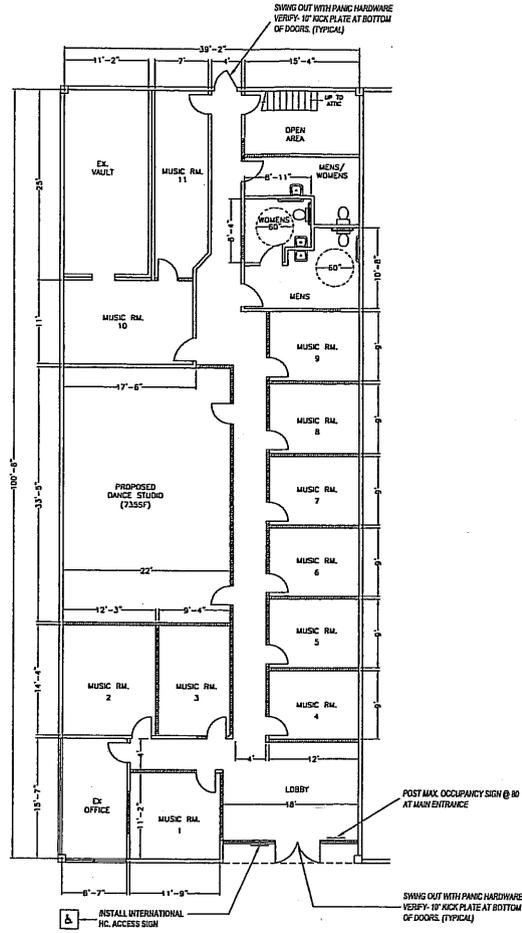
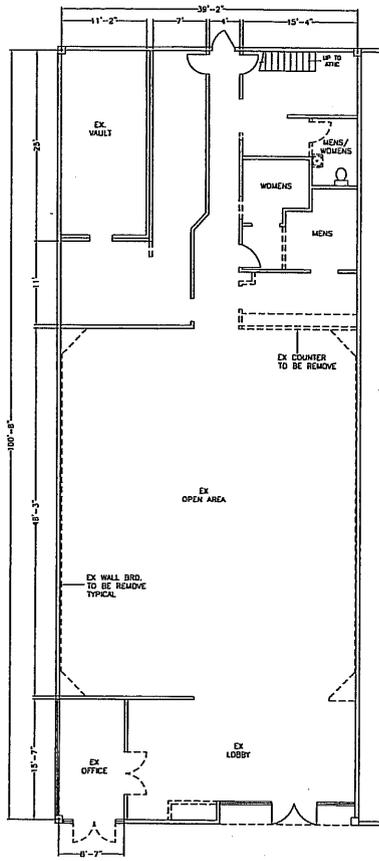
PREPARED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 4/18/08  
 SCALE: 1/8"=1'-0"  
 L. AGREDA  
 APPROVED: X  
 DRAWING NO: [Number]  
 SHEET NO: 1

VEKSLER ACADEMY OF MUSIC AND DANCE  
 LEONID VEKSLER  
 176 E. FREMONT AVE.  
 SUNNYVALE, CA. 94087

COVER SHEET, SITE PLAN, EX. PARKING PLAN  
 ACCESSIBILITY PLAN

DATE: 4/18/08  
 SCALE: 1/8"=1'-0"  
 L. AGREDA  
 APPROVED: X  
 DRAWING NO: [Number]  
 SHEET NO: 1

ATTACHMENT  
 1 of 2



**LEGEND:**

(N)	NEW
EX	EXISTING
----	REMOVE WALL
----	EXISTING WALL
----	NEW STUD WALL

TYP. = TYPICAL

- SHEET NOTES:**
- 1- DEMO. WALLS AS INDICATED, PATCH, TEXTURE AND PAINT TO MATCH.
  - 2- INSTALL NEW STUD WALLS AS INDICATED. SEE WALL DETAILS, ON THIS SHEET.
  - 3- INSTALL NEW 3'-0"x7'-0" S.C. 20 MINS. DOORS AND FRAMES, AS INDICATED. SWINGS AS REQUIRED. NOTE: ALL LOCKSETS ARE TO BE LEVER TYPE HARDWARE. (FINISH T.B.D. BY OWNER/LESSOR.)
  - 4- NAILING SCHEDULE FOR FRAMING LUMBER SHALL BE PER USC TABLE 23-11-Q-1. WOOD FRAMING LUMBER SHALL BE GRADED AS FOLLOWS:  
 A. HEADERS & POST - DF#1  
 B. RAFTERS, JOIST, GIRDERS, PLATES & STUDS - DF#2  
 C. SILLS (PRES. TREATED) - DF#2

PROJECT TITLE AND NUMBER:  
**VEKSLER ACADEMY OF MUSIC AND DANCE**  
**LEONID VEKSLER**  
**176 E. FREMONT AVE.**  
**SUNNYVALE, CA. 94087**

EXISTING FLOOR PLAN/  
 PROPOSED FLOOR PLAN

SHEET TITLE

DATE:	4/29/08
SCALE:	AS NOTED
DESIGNER:	L. AGREDA
CHECKED BY:	X
DATE:	4/29/08

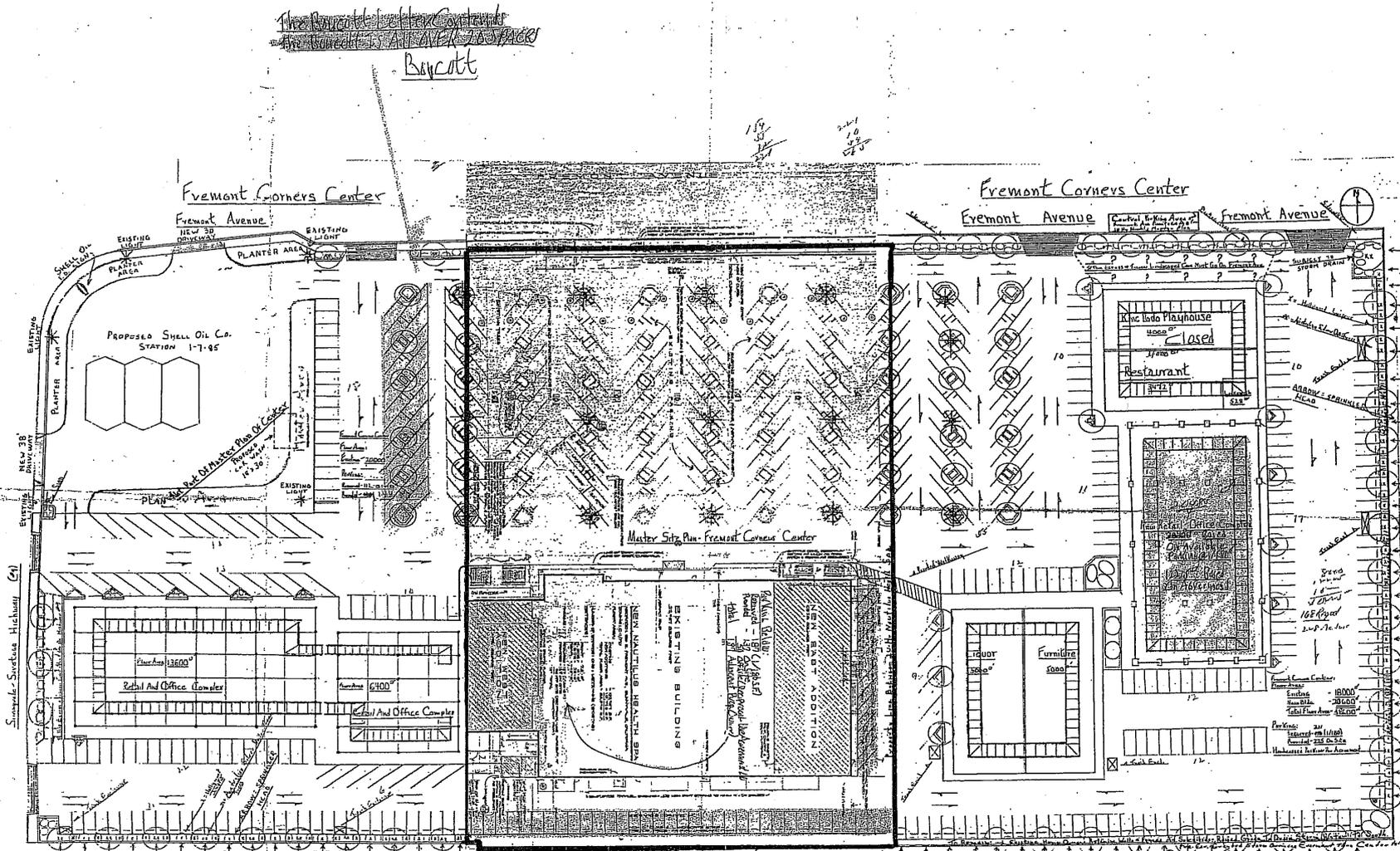
PREPARED BY: [Signature]  
 DATE: 4/29/08  
 SCALE: AS NOTED  
 SHEET NO: 1 OF 2

DISCLAIMER NOTE:  
 THIS DRAWING HAS BEEN PREPARED WITH INFORMATION PROVIDED BY THE OWNER AND THE CONTRACTOR FOR THEIR OWN USE. THE CONTRACTOR AND ARCHITECT SHALL BE SOLELY RESPONSIBLE FOR THE SELECTION OF CONTRACTORS AND CONSTRUCTION OF THE PROJECT. ALL WORK AND CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA TITLE 24, C.C.P. REGULATIONS AND ALL LOCAL APPLICABLE CODES AND REGULATIONS. OWNER ACCEPTS CONTRACTOR'S RESPONSIBILITY FOR DAMAGES OR ANY PART OF THE CONSTRUCTION OF THIS PROJECT.

**ATTACHMENT**

Page 2 of 2

C



~~INDICATED BY ARROWS AROUND PERIMETER~~  
 Agreement Allows 20000<sup>sq</sup> Built Out - No Expansion  
 33360<sup>sq</sup> Bldg  
 Parking Required:  
 20000<sup>sq</sup> - 1180<sup>sq</sup> = 112 Required  
 Provided = 144  
 Spaces Over = 32

~~INDICATED BY ARROWS AROUND PERIMETER~~  
 Agreement Allows 30225<sup>sq</sup> Built 18000<sup>sq</sup> = 12225 Allowed By Agreement  
 Based on 1180<sup>sq</sup> of 2.5<sup>ft</sup> Parking Space Covid Box  
 2Y  
 2X  
 Total = 144  
 225  
 198  
 144  
 198  
 362 - Total Parking in Center

Actual Parking Upon Opening:  
 Provided = 160  
 OFF Site = 27 - On Freymont Property  
 Total = 187

## Veksler Academy of Music and Dance

- Address: 176 E. Fremont Ave. Sunnyvale CA 94087
- Size: 4000 square foot gross space
- Hours of operations: Monday through Friday 10am-9pm (with maximum load between 3pm and 9pm), Saturday through Sunday 9am-6pm
- The opened space is planed to be partitioned into 9 music rooms between 108 to 190 square foot (1000 square foot total), dance studio about 735 square foot, lobby 280 square foot.
- Existing area will include 2 restrooms, storage area on the back, 2 existing rooms planed to use as music rooms and an existing vault 250 square foot which could be used as an extra music room or storage. An existing office (180square foot) on the left side of the building will be used as a principal's office
- The neighbor's wall has an extra sound protection which will protect a neighbor's restaurant from music coming throw that wall.
- There are plenty of parking on the back of the building and the owner will fix asphalt and re-stripe the entire parking area as well as add/fix the lighting so this parking lot could be used for customers as well as for employees
- There are going to be up to 12 music instructors, 1 dance instructor, 1 receptionist, up to 22 students for both music and dance lessons and a principal.
- School will offer private music instructions (piano, violin, viola, cello, flute, clarinet, recorder, guitar, saxophone, oboe and group/private dance (ballet, tap, jazz, lyrical, hip-hop) instructions. Private music/dance instructions will last between 30 minutes to 1 hour, group lessons between 30 minutes to 90 minutes
- About 50% of the students will be drop-off students so their parents will leave and pick them up at the end of their lesson.
- Currently my wife and me operate a music studio in San Jose "Leonid Veksler Piano Studio" and we are expanding our existing studio to a new location with more type of instruction being offered.

Leonid Veksler  
408-425-9321 cell



# USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

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The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project.

The proposed Academy of Music and Dance will offer to the residents of Sunnyvale and surrounding cities professional music and dance lessons to enhance their cultural life. This will create more jobs for teachers and more art activities for kids after school.

The proposed academy will not cause any noise issues to the next door business (Jake's Pizza) or residents of single family homes (east) because the place has double layers of wall with insulation.

Overall school will teach classical instruments (piano, violin, cello, flute, clarinet, voice) which aren't producing a lot noise.

The place has plenty of parking on the back of the building and I will instruct our customers to park their cars on the rear parking lot if the front lot is occupied.

There are not many music schools are in Sunnyvale therefore residents of Sunnyvale have to drive to Cupertino or Mountain View. The proposed music and dance academy will offer quality music and dance education in their city closer to the place where they live.

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as .

I don't have any plans to change the existing exterior appearance of the building so there won't impair to any orderly developments or adjacent properties. After the use permit is issued the owner of the property will be repainting the exterior walls, redoing parking lots so new business will trigger the improvements to visual appearance of the plaza.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.