



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

April 25, 2012

File Number: 2012-7203

Permit Type: Use Permit

Location: 1257 Tasman Drive (near Reamwood Ave.) (APN: 104-58-008)

Applicant/Owner: Swan Ping Pong Inc. / Tasman Drive LLC

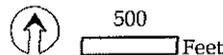
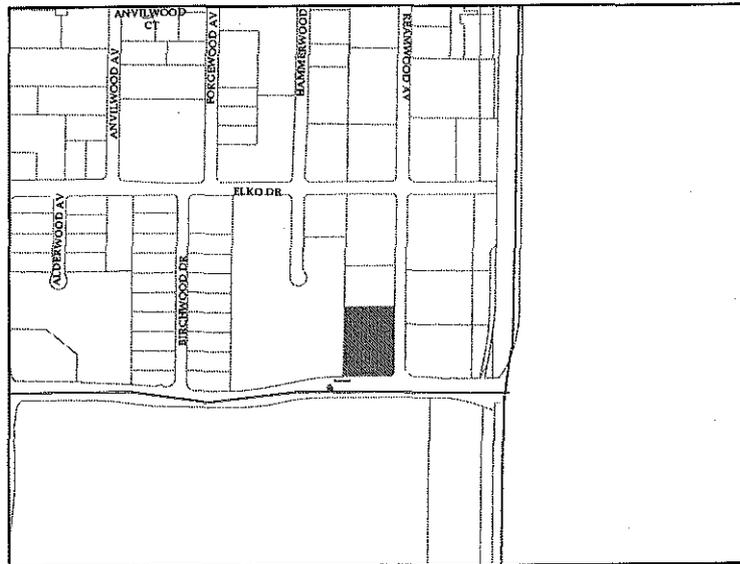
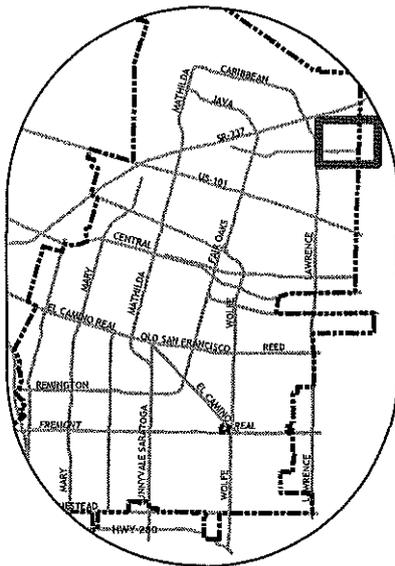
Staff Contact: Shaunn Mendrin, Senior Planner, (408) 730-7429

Project Description: To allow an indoor table tennis facility in Unit C of a multi-tenant building in the M-S/POA (Industrial & Service/Place of Assembly) Zoning District.

Reason for Permit: A Use Permit is required to allow new places of assembly in the existing zoning district.

Issues: Parking

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	MS/POA	Same
Total Sq. Ft. on Site:	37,447	Same
Tenant Sq. Ft.:	4,900	Same
Parking:	119	119

Previous Planning Projects related to Subject Application: The subject tenant space was part of a larger place of assembly use shared by an adjacent tenant space; however that business is no longer located here.	Yes
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Use Description: The proposed use is for a recreational gym that offers indoor table tennis to adult and children students.

Hours of Operation: During daily from 11am to 11pm.

Expected Students / Customers: The facility will provide private one-on-one lessons which may take up to 1 hour. Group lessons will also be available for up to 15 people at one time. The facility will also accommodate free play time for members and drop-ins. A maximum of 20 students (average of 15) and 3 employees would be on-site during most classes.

Floor Plan: The floor plan would be mostly open for the table tennis areas, with a few private training and office rooms, as noted in Attachment B. There are no planned modifications to the building.

Exterior Changes: No exterior changes are planned as part of this proposal. Proposed signs will require a separate permit.

Shared Uses On-Site: The following table lists current uses that share parking at the site:

Table 1: Current uses at 1233-39 Reamwood and 1257 Tasman Drive

Address	Use - Tenant	Approximate Area (s.f.)
1257 Tasman Dr, #A	Catalyst Athletics	4,500
1257 Tasman Dr, #B	POA - Bay Area Cultural Center	5,535
1257 Tasman Dr, #C	Proposed POA - Swan Pong	7,267

Address	Use - Tenant	Approximate Area (s.f.)
1233 Reamwood Ave.	POA – Swaray	5,000
1235 Reamwood Ave.	Manufacturing/R&D - Squirt Printing	5,000
1237 Reamwood Ave.	POA- International Fencing Academy	5,000
1239 Reamwood Ave.	Proposed POA – Smash Gyms	4,900

Parking: The multi-tenant industrial building shares a parking lot that contains 119 spaces. The parking requirements for recreational assembly areas outlined in Sunnyvale Municipal Code Section 19.46.050 is noted as:

- 1 space per every 3 fixed seats, plus
- 1 space per 21 sq. ft. of open area or seating space, (approximately 3,000 sf) plus
- 1 space per 400 sq. ft. of additional floor area (*approximately 4,267 sf*)
- 1 space per employee (*3 employees*)

According to the above criteria, the facility would require approximately 167 spaces. This amount appears to be excessive for a use with a maximum of 20 students and three employees at any one time. The use previously occupying the space was approved through a Use Permit and despite a calculated parking demand rate of approximately 122 spaces, was approved with a maximum parking amount of 20 spaces. Based on the calculated demand and past use permit approvals, it appears that the on-site parking will accommodate the proposed use. The existing parking management plan has been revised and signed by all tenants at the site.

For each of the recent Use Permit approvals for place of assembly uses at the site, a parking management plan that restricts occupancy for each tenant has been considered. A total of 20 spaces have been allocated for the proposed use based on the maximum number of employees and people at the site at a given time. The following chart notes the maximum occupancy for the shared uses of the site:

Address / Unit	Use - Tenant	Type of Use	Maximum occupancy	Area (s. f.)	Parking Ratio
1257 Tasman Dr, #A	<i>Catalyst Athletics</i>	POA by Use Permit	20	4,500	Per UP - 2009-0452
1257 Tasman Dr, #B	<i>Bay Area Cultural Center (POA use)</i>	POA by Use Permit	12	5,535	Per UP 2008-0431
1257 Tasman Dr, #C	<i>Swan Pong (POA use)</i>	<i>POA by Use Permit</i>	20	7,267	<i>Per UP Parking</i>

Address / Unit	Use - Tenant	Type of Use	Maximum occupancy	Area (s. f.)	Parking Ratio
					Management Plan Previous Use Permit 2006-12-13
1233 Reamwood Ave.	<i>Swaray (POA use)</i>	POA by Use Permit	25	5,000	Per UP 2009-0075
1235 Reamwood Ave.	<i>Squirt Printing (R&D/Manuf.)</i>	R&D	10	5,000	1/500
1237 Reamwood Ave	<i>International Fencing Academy</i>	POA by Use Permit	15	5,000	Per UP 2009-0393
1239 Reamwood Ave.	<i>Smash Gyms</i>	POA by Use Permit	22	4,900	Per UP - 2010-7730

The following chart breaks out the parking demand for weekdays and weekend use of the site. Similar to previously required permits, this proposed program would modify the conditions of previous approvals which limited the allowable occupancy (customers/employees) and/or the hours of operation for existing uses. The program proposes staggering peak use times to address the fact that the site does not provide adequate parking for all uses during peak use hours. The following chart notes the peak parking demands for the site, as part of the required Parking Management Plan, per Condition of Approval GC-5.

Address / Unit	Weekday 8:00 am - 5:30 pm	Weekday 5:30 pm - 9:00 pm	Saturday	Sunday
1257 Tasman Dr, #A* - <i>Catalyst Athletics</i>	15	10	12	5
1257 Tasman Dr, #B** (<i>Bay Area Cultural Center (POA use)</i>)	12	20	20	20
1257 Tasman Dr, #C* Resources for Battered Women (POA use)	20	20	20	20
1233 Reamwood Ave. <i>Swaray (POA use)</i>	15	15	15	15
1235 Reamwood Ave. <i>Squirt Printing (R&D/Manuf.)</i>	10	15	15	25
1237 Reamwood Ave. <i>Intern'l Fencing Academy (POA use)</i>	15	15	18	18
1239 Reamwood Ave.* <i>Proposed POA - Smash Gyms</i>	15	15	15	5
TOTAL (119)	102	110	115	108

Based on the information provided by the applicant the parking demand will generally be distributed throughout the week. Weekday mornings and Sundays are expected to have a lower peak demand than afternoons and Saturdays. As a result, a parking surplus exists during the weekday mornings and Sundays. A revised parking plan would be necessary if the proposed use or other tenants plan to increase capacity during hours of operation. Such a modification could be considered through a Miscellaneous Plan Permit application, per Condition of Approval 4A.2.

Public Contact: 196 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

Land Use and Transportation Element

Policy N1.1 – *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*

Policy N1.1.4 *Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.*

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

In order to approve the Use Permit the following findings must be made:

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

The proposed recreational facility meets the objectives and purposes of the General Plan as the use meets the intent of the POA zoning and is compatible with nearby uses. The proposed use will have minimal impact to the remaining uses on site and surrounding properties.

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 the orderly development of, or the existing uses being made of, adjacent properties. *(Finding Met)*

Staff finds that the proposed use is not detrimental to the surrounding neighborhood as the current zoning enables consideration of places of assembly under appropriate conditions. Based on the provided information and an approved parking management plan, the proposed use is compatible and will not impair the surrounding uses. Further review is required if expansion occurs at the site a future date.

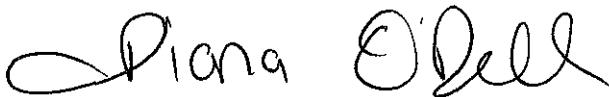
ALTERNATIVES:

1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment A.

Reviewed by:



Diana O'Dell
Senior Planner

Prepared By: Shaunn Mendrin, Senior Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
November 24, 2010**

Planning Application 2010-7730

1257 Reamwood Avenue Unit C

Use Permit to allow to allow a recreational & enrichment use for table tennis
within a vacant tenant space of an industrial building.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE
APPROVED PROJECT.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved Use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The Use Permit shall be valid for two (2) years from the date of approval by the final review authority. Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

GC-4. MAXIMUM OCCUPANCY BY USE (LIMITATIONS):

Tenants that have previously approved Use Permits, i.e. Bay Area Cultural Center and Smash Gyms, Swaray, and International Fencing Academy, Catalyst Athletics shall not exceed the maximum occupancy listed in the table below. [COA] (PLANNING)

Address / Unit	Use - Tenant	Type of Use	Maximum occupancy	Area (s. f.)	Parking Ratio
1257 Tasman Dr, #A	<i>Catalyst Athletics</i>	POA by Use Permit	20	4,500	Per UP - 2009-0452
1257 Tasman Dr, #B	<i>Bay Area Cultural Center (POA use)</i>	POA by Use Permit	12	5,535	Per UP 2008-0431
1257 Tasman Dr, #C	<i>Swan Pong (POA use)</i>	<i>POA by Use Permit</i>	20	7,267	<i>Per UP Parking Management Plan</i> Previous Use Permit 2006-12-13
1233 Reamwood Ave.	<i>Swaray (POA use)</i>	POA by Use Permit	25	5,000	Per UP 2009-0075
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1237 Reamwood Ave	<i>International Fencing Academy</i>	POA by Use Permit	15	5,000	Per UP 2009-0393
1239 Reamwood Ave.	<i>Smash Gyms</i>	POA by Use Permit	22	4,900	Per UP - 2010-7730

GC-5 PARKING MANAGEMENT PLAN:

A Parking Management Plan must be submitted to the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a. The following parking table applies to this site:

Address / Unit	Weekday 8:00 am - 5:30 pm	Weekday 5:30 pm - 9:00 pm	Saturday	Sunday
1257 Tasman Dr, #A* - <i>Catalyst Athletics</i>	15	10	12	5
1257 Tasman Dr, #B** (<i>Bay Area Cultural Center (POA use)</i>)	12	20	20	20
1257 Tasman Dr, #C* <i>Resources for Battered Women (POA use)</i>	20	20	20	20
1233 Reamwood Ave. <i>Swaray (POA use)</i>	15	15	15	15
1235 Reamwood Ave. <i>Squirt Printing (R&D/Manuf.)</i>	10	15	15	25
1237 Reamwood Ave. <i>Intrn'l Fencing Academy (POA use)</i>	15	15	18	18
1239 Reamwood Ave.* <i>Proposed POA - Smash Gyms</i>	15	15	15	5
TOTAL (119)	102	110	115	108

- b. Modifications to the Parking Management Plan shall be considered through a Miscellaneous Plan Permit.
- c. Employee parking locations shall be away from the building, in parking spaces that are the least used.
- d. Specify the location and term of short-term parking.
- e. Employees shall be required to park on the site.
- f. A maximum of 20 students/employees shall be allowed.
- g. Any proposed expansion of the number of students/employees for the recreational assembly use shall be subject to approval of the Director of Community Development through a Miscellaneous Plan Permit.

GC-6 PARKING LOT MAINTENANCE:

The parking lot shall be maintained as follows:

- a. Clearly mark all employee, customer, and compact spaces. Employee parking locations shall be away from the building, in parking spaces that are the least used.
- b. Maintain all parking lot striping and marking.
- c. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- d. Require signs to direct vehicles to additional parking spaces on-site, as needed.

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-3. ROOF EQUIPMENT

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 7:00 a.m. to 10:00 p.m. for standard hours of operation, excluding short duration sales events which may have extended hours.
- b) Hours extending beyond 10:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. EMERGENCY EVACUATION PLAN:

An Emergency Evacuation Plan shall be maintained on-site at all times and all employees and coaches shall be made aware of the requirements and procedures of the plan. [COA] [PLANNING]

AT-3. SPECIAL EVENTS (PLANNING APPLICATION REQUIRED):

A separate Miscellaneous Plan Permit application is required for special events that would result in increased parking demand greater than what is noted in the Parking Management Plan table listed in Condition of Approval #GC-5a.

AT-4. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-5. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-6. EXTERIOR EQUIPMENT:

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-7. PARKING MANAGEMENT:

On-Site parking management shall conform to the approved parking management plan. [COA] [PLANNING]

Project Description Letter

Swan Ping Pong, Inc. is dedicated to providing a great facility for people to learn how to play table tennis and to entertain by forming a social club of people who will play table tennis together.

Our normal business hours will be 11am to 11pm everyday.

We will hire 3 to 4 coaches, 1 janitor and 1 doorman, so a total of 5 to 6 employees. These people will only come to work during normal business hours.

We will use the property for these activities:

1. Group lessons

3 coaches will teach 5 to 6 people at one time, rotating to learn different techniques of table tennis. It normally takes 1 hour long for a lesson.

2. Private training classes

1 coach will teach 1 person a time, normally taking 1 hour to learn table tennis at student's pace.

3. Free play

Club members can come to play any time during business hours. Non-club members can pay a small fee to join as well.

4. Sales of table tennis supply

We will sell table tennis rackets, rubbers and other supplies for people to conveniently replace their equipment.

5. Sales of drinks and mike teas

We will provide vendor machines for sports drinks and we may potentially make milk teas or fruit shakes for people to enjoy during their rest time.

6. Parties

We will organize birthday and other parties for people who want to play table tennis as part of their party activity.

7. Tournaments

About once a week, we will organize tournaments between different groups or teams of people. These tournaments are in small scale, having about 10 to 20 people to join, lasting for 3 or 4 hours long.

About once or twice a year, we will try to organize bigger tournaments that will have about 50 people to join, lasting for 3 or 4 hours long.