



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

September 11, 2013

**File Number:** 2013-7513

**Permit Type:** Use Permit

**Location:** 285 N. Wolfe Road (at East Arques Ave.) (APN: 205-32-008)

**Applicant/Owner:** Rung Chang USA Corp/Chung Tai Zen Center of Sunnyvale

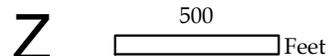
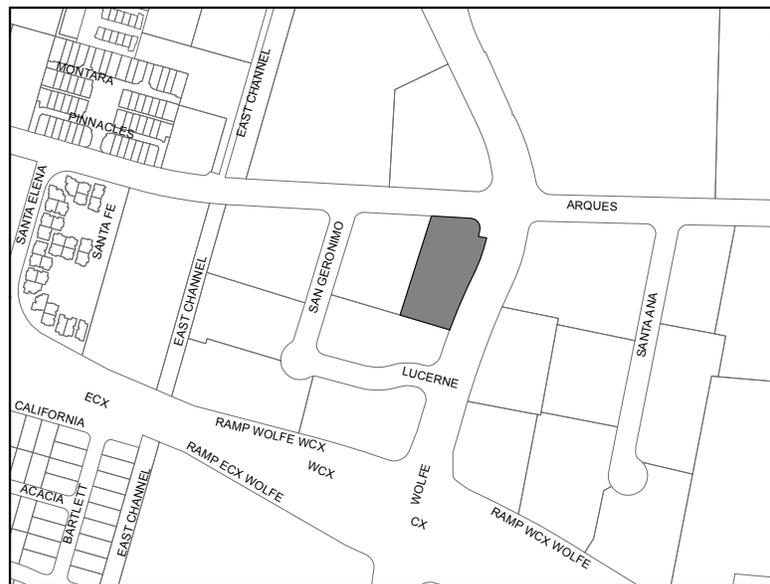
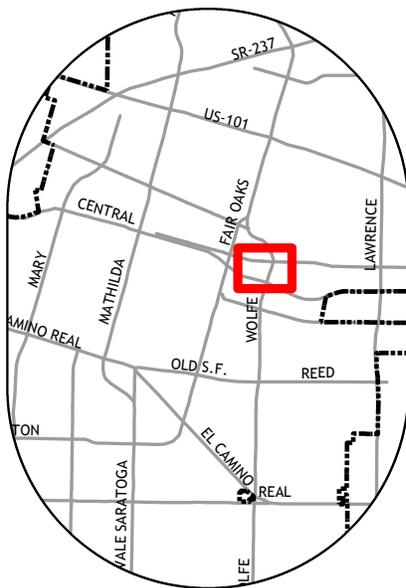
**Staff Contact:** David Hogan, Senior Planner, (408) 730-7532

**Project Description:** To permit a Religious Institution/Place of Assembly in the MS/POA Zoning District. The facility represents an expansion of the existing Zen Center of Sunnyvale facility that is located next to the location of the proposed project.

**Reason for Permit:** A Use Permit is required for Religious Institution/Place of Assembly in the M-S/POA Zoning District.

**Issues:** Parking

**Recommendation:** Approval with conditions.



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Industry	Same
Zoning District:	M-S/POA	Same
Total Site Area:	57,673 sq. ft.	Same
Building Size:	19,302 sq. ft.	Same
Total Parking Spaces:	66	69

<b>Previous Planning Projects related to Subject Application:</b> Phase I of the Zen Center of Sunnyvale (2009-0367) is located next door at 750 E. Arques Avenue and is currently active.	<b>Yes</b>
<b>Neighborhood Preservation Complaints:</b>	<b>No</b>
<b>Deviations from Standard Zoning Requirements:</b> The site is currently deficient in landscaping and will be deficient in parking for some expanded Sunday operations.	<b>Yes</b>

**Use Description:**

The proposed use is an expansion of an existing religious facility (Chung Tai Zen Center of Sunnyvale) located 750 E. Arques Avenue. The proposed expansion is located immediately adjacent to the existing facility that was originally approved for four years in 2005 and then permanently reauthorized in 2009.

The new floor plan for the building will be modified to add the following primary activity areas and uses to the existing Zen Center. The new building will house the following:

- A 4,640 sq. ft. Multi-Purpose Room/Zen Hall;
- A 2,450 sq. ft. Lecture Hall;
- A 2,000 sq. ft. Chinese Herbal Medicine Clinic;
- An expansion to the existing library; and
- Eight residential apartments for the ordained monks serving at the center (typical size is 12' X 19' or about 230 square feet).

According to the applicant the expansion is needed to meet their current program needs and provide on-site accommodations for the monks working at the Center who presently live off-site.

The following table summarizes the primary characteristics of each project phase and the total combined Chung Tai Zen Center of Sunnyvale project (if the current application is approved). The shaded column represents the current application.

	<b>Current Approval (2009-0367)</b>	<b>Proposed Expansion (2013-7513)</b>	<b>Permitted for the Combined Zen Center</b>
Lot Area	63,162 sq. ft.	57,673 sq. ft.	120,835 sq. ft.
Number of Buildings	1	1	2
Total Building Area	19,487 sq. ft.	19,302 sq. ft.	38,789 sq. ft.
Number of Parking Spaces	90	69	159
Number of Accessory Residential Units	0	8	8
Number of Large Semi-Annually Events	2	0	2

**Hours of Operation:**

The hours of operation will be same as for the existing facility: 8:00 a.m. to 10:00 p.m. for the non-residential components of the project. The use of the residential spaces will be unrestricted and allowed on a 24 hours a day, seven days a week basis.

**Exterior Changes:**

No major changes are proposed to the exterior building. The minor changes that are proposed to the building exterior include the addition of doors to the west elevation (facing the existing Zen Center building) and the addition of residential windows to the south elevation for the proposed residential units.

**Landscaping:**

The site is deficient in the amount of required landscaping by approximately 2,600 sq. ft. square feet or about 22% less than is currently required by the zoning ordinance for new construction. The existing 8,933 square feet of landscaping is located primarily along the street frontages with additional landscaping around the parking area. There are 19 mature shade trees on site that are subject to the City’s tree preservation ordinance. The applicant is not proposing to remove any of the protected trees. Areas that do not currently support landscaping will be required to be re-landscaped.

The addition of the eight dormitory style units into the project will require the provision of 400 square feet of useable open space on the site. The applicant is proposing to create a 400 sq. ft. meditation garden to satisfy the requirement. The project has been conditioned to submit a detailed plan for the meditation garden with the approval of the Landscape Construction Plans.

**Parking:**

Per Sunnyvale Municipal Code, 167 spaces are required for the Center, based on the rate of twenty-five spaces per every one thousand square feet (25 spaces/1,000 square feet of gathering area). The proposed floor plan contains two primary gathering areas totaling 7,016 square feet. The applicant indicates that a total of 69 spaces will also be provided on-site. The additional 69 parking spaces will bring the total number of parking spaces at the Zen Center to 159 spaces. The Zen Center is currently “under parked” in terms of the Code requirement and was required to prepare a Parking Management Plan for the 2005 approval. Since that time no reports of problems or complaints have been made to the City.

To evaluate the need for parking based upon the anticipated use of the enlarged facility, staff prepared an analysis to assess the daily use during the daytime and in the evening. The evaluation is based upon the assumption that there all of the classes and activities are occurring simultaneously. The analysis is also based upon the assumption that the average persons per vehicle during the week is 1.5 persons per vehicle and that the Sunday average persons per vehicle is 2.0 persons per vehicle. Based upon this evaluation, Staff believes that the current parking will meet most of the current demand for the daytime and non-special Sunday functions. This evaluation is contained in Attachment B. Consequently staff believes that a new Parking Management Plan for the entire Zen Center needs to be prepared to ensure that no parking issues will occur. The Plan will look at on-site parking, nearby off-street parking, special event parking, carpooling, plus public transit, bicycle, and pedestrian to address the potential demand for parking.

The project is conditioned to prepare a Parking Management Plan for the entire Zen Center complex (both buildings). The Parking Management Plan must be submitted prior to the issuance of the building permit and must be approved prior to final inspection and occupancy of the building. The proposed conditions of approval will also allow the City to periodically inspect the operation of the Parking Management Plan and require the applicant to make additional changes if there are identified parking problems.

**Public Contact:**

Notices were sent to the ten surrounding property owners and tenants adjacent to subject site in addition to standard noticing practice. Staff did not receive any letters or comments from the public related to this application.

**Environmental Determination:**

A Categorical Exemption, Class 1 for minor changes in land use, satisfy the requirements of the California Environmental Quality Act. No additional environmental review is required for this project.

**FINDINGS**

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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)*

**Land Use and Transportation Chapter**

**Policy LT-4.14.** Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.

*The proposed use meets the objectives and purposes of the General Plan as the use is compatible to the MS/POA Zoning District and nearby businesses. The existing operation adjacent to the proposed expansion has been a good neighbor with no records of complaints filed with the City. Conditions of Approval also further ensure that the larger monthly and special events are continued to be monitored and reviewed accordingly to limit possible impacts to the surrounding neighborhood.*

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)*

*The existing Zen Center has demonstrated over the past eight years that the surrounding area has not been impaired. Conditions of Approval and the development of a Parking Management Plan will help ensure that monthly and special events are planned will not adversely affect the surrounding community.*

*The project proposes primarily improvements to the interior of the existing building. Exterior improvements will involve modifying the windows on the south elevation to accommodate the proposed residences and the creation of two new doorways on the west elevation facing the existing facility.*

**ALTERNATIVES:**

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1. Approve the Use Permit subject to the Conditions of Approval in Attachment A.
2. Approve the Use Permit with modifications to the project or the Conditions of Approval.
3. Deny the Use Permit.

**RECOMMENDATION**

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Alternative 1. Approve the Use Permit subject to the Conditions of Approval contained in Attachment A.

Prepared By:

David Hogan, Senior Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Parking Assessment
- C. Site and Architectural Plans

**CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
August 28, 2013**

**Planning Application 2013-7513**  
285 N. Wolfe Avenue

**Use Permit to permit the expansion of a Religious Institution/  
Place of Assembly in the MS/POA Zoning District.**

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. PARKING LOT MAINTENANCE:

The parking lot shall be maintained as follows:

- a) Clearly mark all employee, customer, and compact spaces. Employee and resident 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.

GC-5. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. An additional Miscellaneous Plan Permit may be required. [PLANNING] [COA]

**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 REQUIRED REVISIONS TO PROJECT PLANS:

As part of the Building Permit process, the appropriate project plans shall be revised to depict the following:

- a) Relocation of the bicycle racks adjacent to Wolfe Road closer to the entrance of the main building (farther away from Wolfe Road). [COA] [PUBLIC WORKS]
- b) The provision of additional bicycle racks along the north side of the building. [COA] [PUBLIC WORKS]
- c) Show the existing sewer lateral and the location for the new sewer cleanout at the right-of-way line per Sunnyvale City Detail 15A. [COA] [PUBLIC WORKS]
- d) Provide a detailed plan for the landscaping associated with the Meditation Garden. [COA] [PLANNING]

BP-2. 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-3. 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-4. 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]

BP-5. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-6. PARKING MANAGEMENT PLAN:

A Parking Management Plan shall be submitted to the Director of Community Development, with an application for a Miscellaneous Plan Permit, prior to issuance of a building permit. The Parking Management Plan shall be approved prior to final inspection or occupancy of the facility. The Parking Management Plan shall address each of the following conditions for both the combined original facility located at 750 E. Arques and the expanded facility located at 285 N. Wolfe Avenue.

- a) Typical non-Sunday usage and non-special Sunday functions with attendance of up to 180 persons.

- b) Once per month special Sunday functions with attendance of up to 280 persons.
- c) Biannual special events with attendance up to 380 persons.

The Parking Management Plan shall identify how the anticipated parking demand will be satisfied through the use of on-site parking spaces, parking on nearby sites, public transit and shuttle buses, carpooling, bicycles and walking, and public transit.

**BP-7. LANDSCAPE PLAN:**

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements and shall substantially conform to the approved Landscape Plans. The Landscape Plans shall address the landscaping for the new meditation garden as well as any re-landscaping of any areas that do not currently support plans or consist of bare dirt. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal and approval of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

**BP-8. LANDSCAPE MAINTENANCE PLAN:**

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

**BP-9. RECYCLING AND SOLID WASTE ENCLOSURE:**

The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction. [COA] [PLANNING]

**BP-10. RECYCLING AND SOLID WASTE CONTAINER:**

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

**BP-11. SOLID WASTE DISPOSAL PLAN:**

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

**BP-12. FEES AND BONDS:**

The applicant shall pay incremental fees as estimated below prior to building permit issuance. (Please note that these fees are subject to change each fiscal year fee.)

- a) Sewer connection fee of \$3,387.00; [SDR] [PUBLIC WORKS]
- b) Water connection fee of \$534.00; [SDR] [PUBLIC WORKS]
- c) Technology fee of \$17.50; and. [SDR] [PUBLIC WORKS]
- d) TIF – A Transportation Impact Fee estimated at \$10,876 shall be paid prior to issuance of a building permit. The final fee amount shall be based on fee schedules in place at the time of payment. [SDR] [PLANNING]

**BP-13. STORMWATER MANAGEMENT CALCULATIONS:**

Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

**BP-14. BEST MANAGEMENT PRACTICES - STORMWATER:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.

- iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
- iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
- v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**BP-15. COMPACT SPACES:**

Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

**BP-16. BICYCLE SPACES:**

Provide 4 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

**PF: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

**PF-1. LANDSCAPING AND IRRIGATION:**

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

**PF-2. COMPACT SPACES:**

All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]

**PF-3. PARKING LOT STRIPING:**

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] [PLANNING/ENGINEERING]

**PF-4. PARKING MANAGEMENT PLAN.**

The Parking Management Plan shall be approved by the Planning Officer prior the issuance of a Certificate of Occupancy. [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) For the non-residential uses, the hours of operation are limited to 8:00 a.m. to 10:00 p.m. daily.
- b) Hours extending beyond 10:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit.
- c) For the residential use associated with the monks living on-site, there are no time restrictions for the use of the facility. [COA] [PLANNING]

AT-2. RESTRICTIONS ON RESIDENCY:

Only monks working at, visiting, or assigned to, the Zen Center facility may reside in the on-site residential units. These units shall not be rented or made available to other persons.

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

A separate application for a Miscellaneous Plan Permit or Community Event Permit (as applicable) is required for all special events that would result in increased parking demand greater than what is defined in the approved Parking Management Plan. [COA] [PLANNING]

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 an 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. The Director of Community Development may periodically evaluate the operation of the approved Parking

Management Plan and may require changes to the approved Plan if operational issues or deficiencies are identified. [COA] [PLANNING]

AT-8. BMP MAINTENANCE:

The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-9. BMP RIGHT OF ENTRY:

The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan. [SDR] [PLANNING]

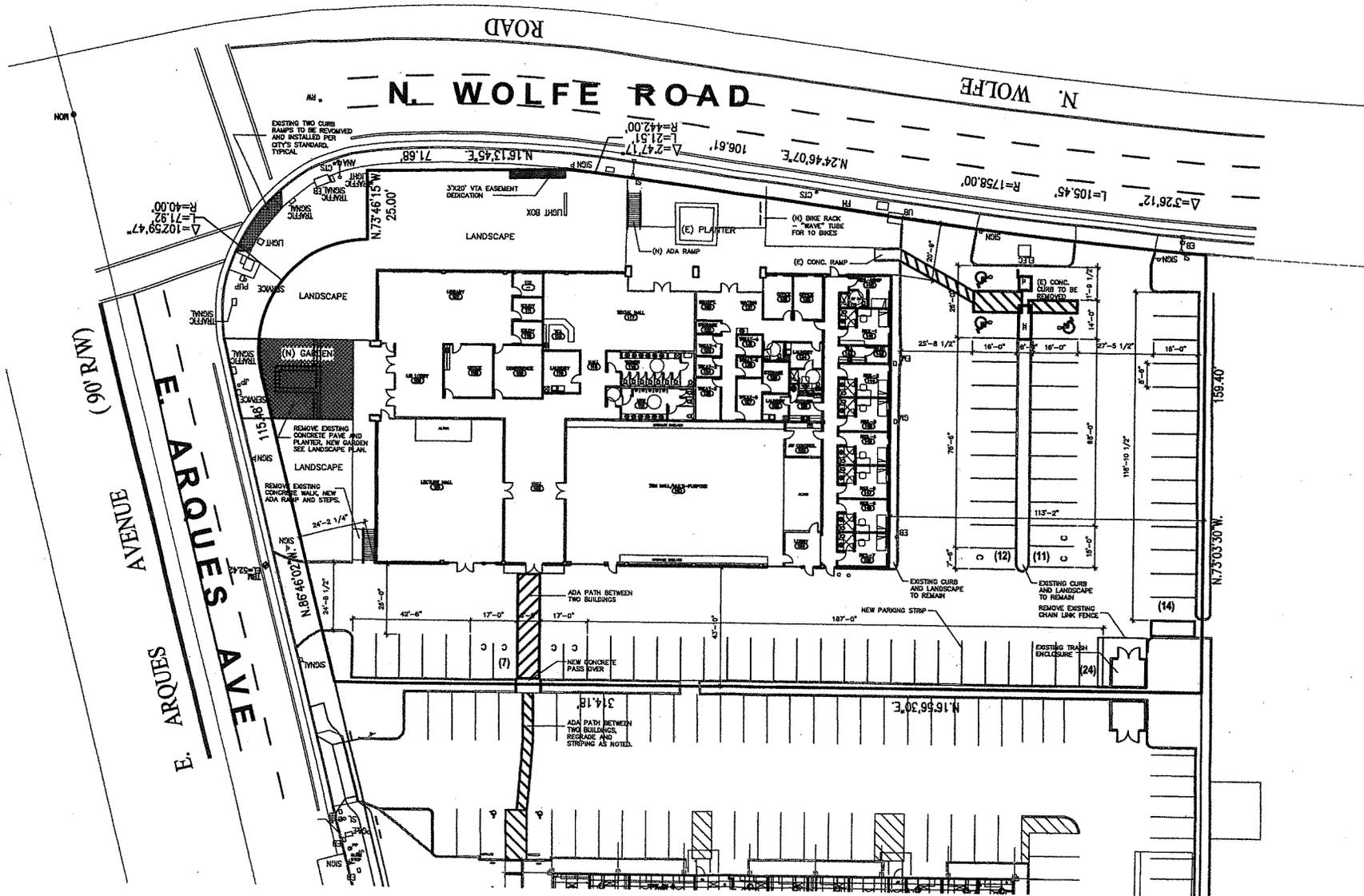
**SUPPLEMENTAL PARKING DEMAND ANALYSIS**

ACTIVITIES <sup>(2)</sup>	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SAT.	SUNDAY <sup>(1)</sup>		
	DAY	EVNG	DAY	EVNG	DAY	EVNG	DAY	EVNG	DAY	EVNG	DAY	x38	x12	x2
General Operations	15	-	15	-	15	-	15	-	15	-	15	15	15	15
Meditation and Bhuddism Classes	-	-	50	50	50	50	50	50	50	50	50	-	-	-
Library	5	5	5	5	5	5	5	5	5	5	5	5	10	10
Lunch	20	-	20	-	20	-	20	-	20	-	20	-	-	-
Meditation Retreats	-	-	-	-	-	-	-	-	-	-	-	60	-	-
Workshops	-	80	-	80	-	80	-	80	-	80	-	80	-	-
Sunday Services - Weekly	-	-	-	-	-	-	-	-	-	-	-	100	-	-
- Monthly	-	-	-	-	-	-	-	-	-	-	-	-	280	-
-Semi Annual	-	-	-	-	-	-	-	-	-	-	-	-	-	380
Religious Activities	40	85	140	185	140	185	140	185	140	185	140	260	305	405
Chinese Medical Practice	10	-	10	-	10	-	10	-	10	-	10	-	-	-
Residential Quarter	8	8	8	8	8	8	8	8	8	8	8	8	8	8
<b>ESTIMATED ATTENDEES</b>	<b>58</b>	<b>93</b>	<b>158</b>	<b>193</b>	<b>158</b>	<b>193</b>	<b>158</b>	<b>193</b>	<b>158</b>	<b>193</b>	<b>158</b>	<b>268</b>	<b>313</b>	<b>413</b>
<i>Est. Parking Required <sup>(3)</sup></i>	39	62	105	129	105	129	105	129	105	129	105	134	157	207
<b>Est. Available Spaces <sup>(4)</sup></b>	<b>112</b>	<b>89</b>	<b>46</b>	<b>22</b>	<b>46</b>	<b>22</b>	<b>46</b>	<b>22</b>	<b>46</b>	<b>22</b>	<b>46</b>	<b>17</b>	<b>-6</b>	<b>-56</b>

- (1) Three different Sunday Scenarios: Regular (x38 times per year) with up to 180 attendees; Monthly (x12 times per year) with up to 280 attendees; and Special (x2 times per year) with up to 380 attendees.
- (2) Based upon information provided by Zen Center.
- (3) Persons per Vehicle assumptions are: Monday - Saturday: 1.5 persons per vehicle, and Sunday: two persons per vehicle.
- (4) Depicts the estimated number of available parking spaces assuming that 151 parking spaces are provided on-site.



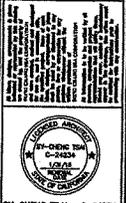




**SITE PLAN - BUILDING 2**  
 SCALE: 1/16" = 1'-0"



**RCUSA (RONG CHANG USA) CORPORATION**  
 2800 COMMERCE DRIVE, #20  
 SAN JOSE, CA 95131-1002  
 TEL: (408) 331-9888  
 FAX: (408) 331-9887



**Chung Tai Zen Center Of Sunnyvale**  
**Building 2 T.T. - Minor Use Permit**  
 285 N. Wolfe Rd., Sunnyvale, CA

**SITE PLAN - BUILDING 2**

DATE: 10/01/12  
 JOB NO. RC12093B  
 ISSUE & REVISION

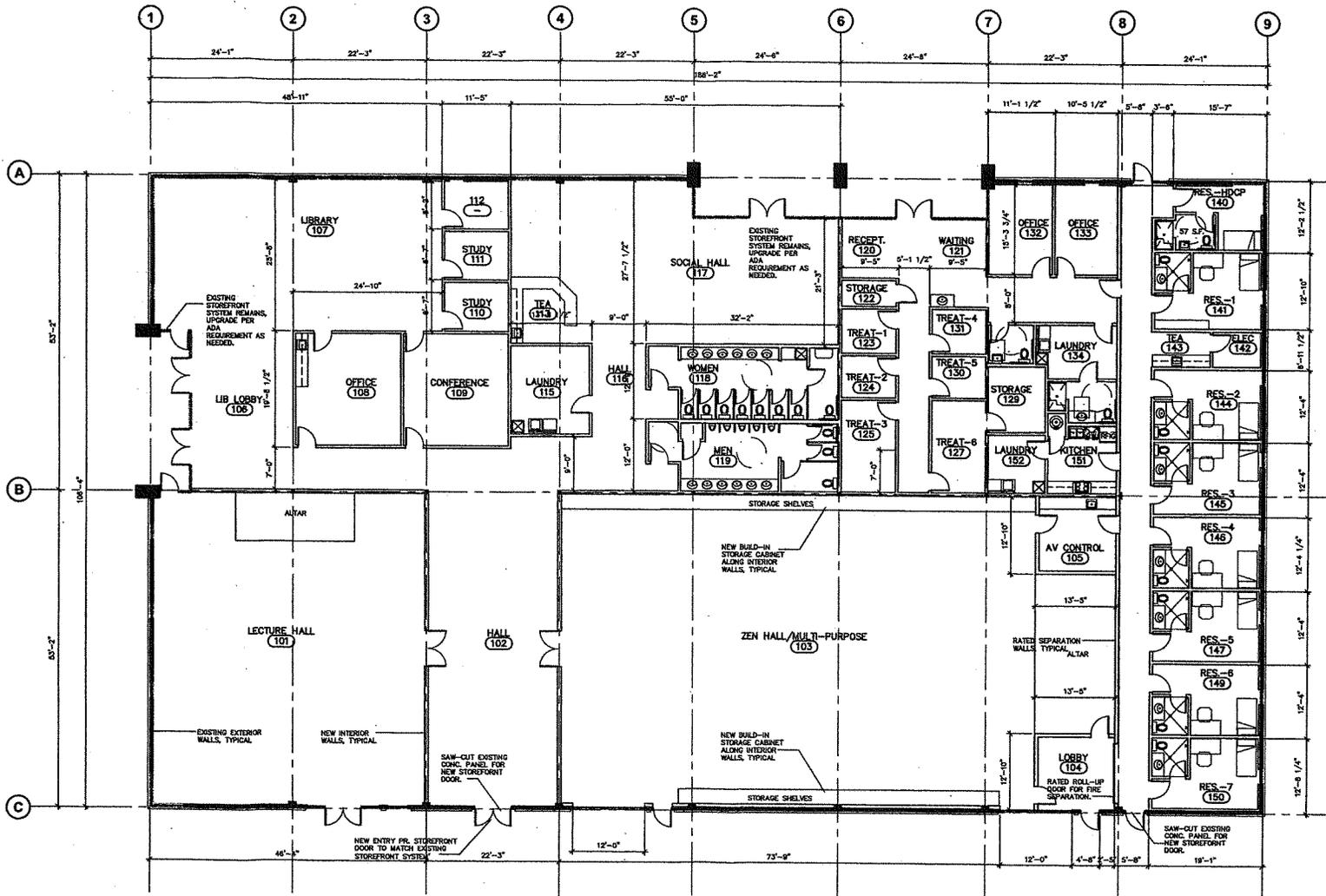
NO.	DATE	DESCRIPTION
1	08/12/13	CITY COMMENT
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SHEET NO.

**A1.1.1**

DRAWN BY:

Page 3 of 7  
 ATTACHMENT C



285 N. WOLFE RD.  
**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**RCUSA** (RONG CHANG USA)  
**CORPORATION**  
 2850 COMMERCIAL DRIVE, 9TH FLOOR, CA 95033-1802  
 TEL: (408) 321-9888 FAX: (408) 321-0887

Professional Engineer Seal for ST-CHENG TSAI, No. 0-24234, State of California.

ST-CHENG TSAI 0-24234

**Chung Tai Zen Center of Sunnyvale**  
**Building 2 T.T. - Minor Use Permit**  
 285 N. Wolfe Rd., Sunnyvale, CA

FLOOR PLAN

DATE: 10/01/12

JOB NO. RC120836

ISSUE & REVISION

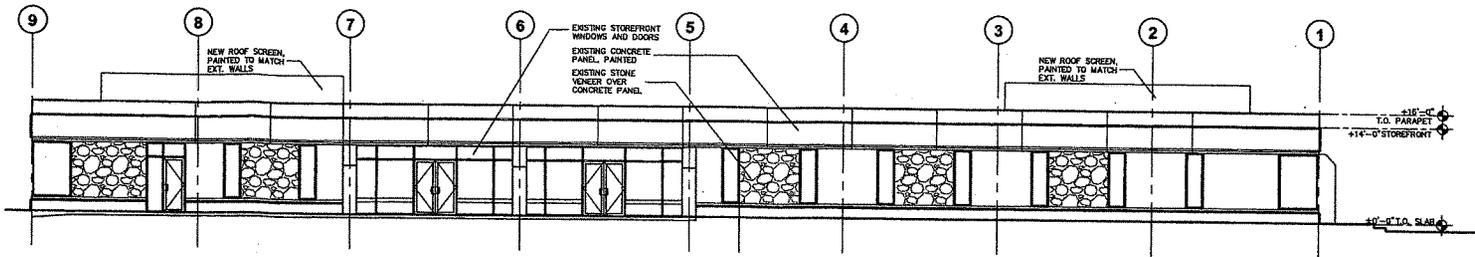
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2	08/12/13	QTY	COMPT
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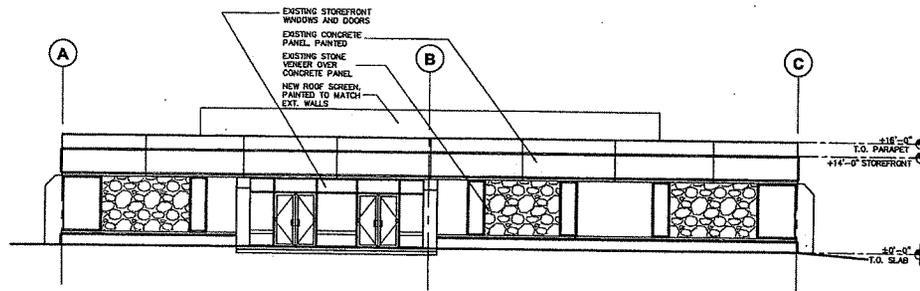
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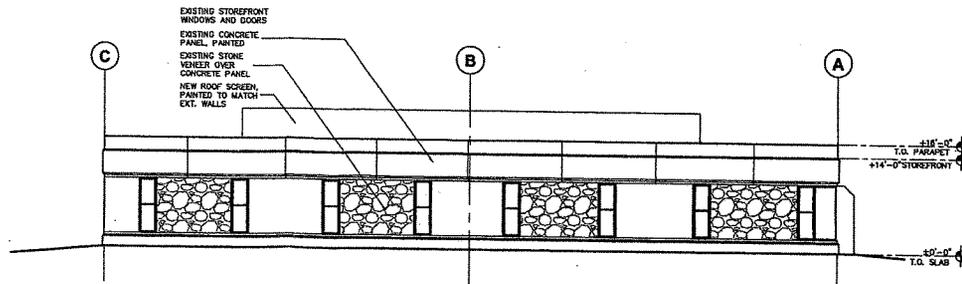
ATTACHMENT  
 PAGE 4 of 7



(E) EAST ELEVATION  
SCALE: 1/8" = 1'-0"



(E) NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



(E) SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**RCUSA (RONG CHANG USA) CORPORATION**

2850 CONCHURE BLDG. #60 TEL: (408) 371-9888  
SAN JOSE, CA 95128-1862 FAX: (408) 371-9887



SIY-CHENG TSAI C-24234

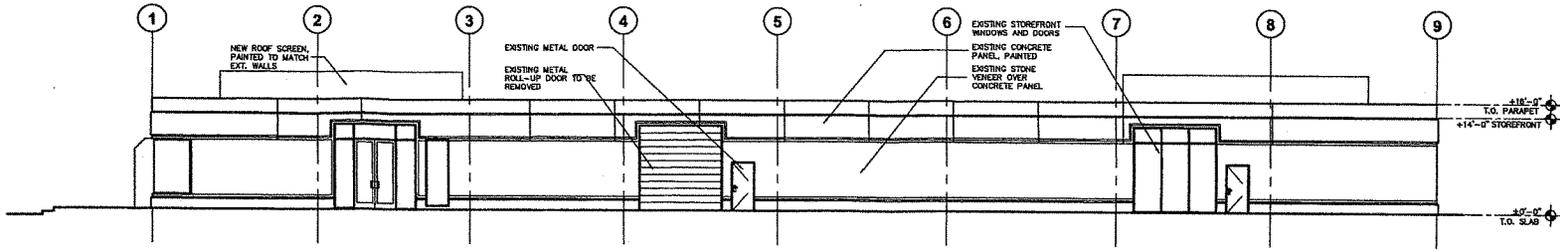
**Chung Tai Zen Center Of Sunnyvale  
Building 2 T.T. - Minor Use Permit**  
285 N. Wolfe Rd., Sunnyvale, CA

<b>(E) ELEVATION &amp; (N) ELEVATION</b>		
DATE:	10/01/12	
JOB NO.:	RC120936	
ISSUE & REVISION		
1	08/12/13	Submitt
2	08/12/13	CITY COMMENT
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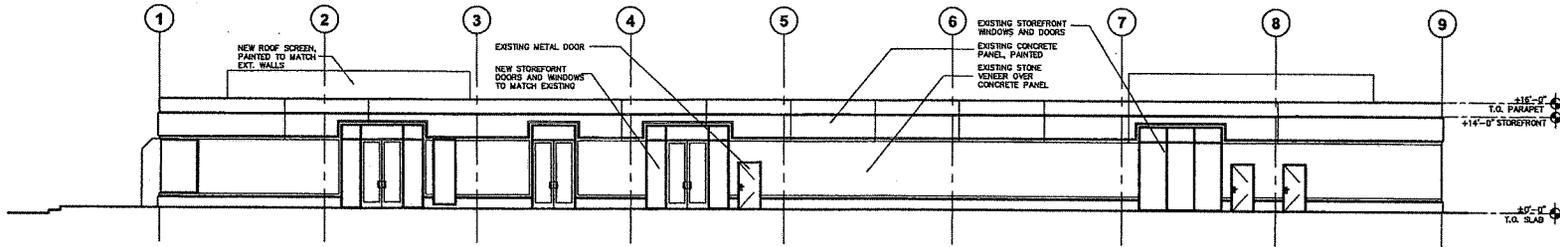
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 Page 6 of 7



**(E) WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**(N) WEST ELEVATION**

SCALE: 1/8" = 1'-0"

**USA**  
**RCUSA (HONG KONG USA) CORPORATION**  
 2550 CONCOURSE DRIVE, #60 TEL: (408) 321-8848  
 SAN JOSE, CA 95131-1882 FAX: (408) 321-9987

REGISTERED ARCHITECT  
 SY-CHENG TSM  
 C-24234

**Chung Tai Zen Center Of Sunnyvale**  
**Building 2 T.T. - Minor Use Permit**  
 285 N. Wolfe Rd., Sunnyvale, CA

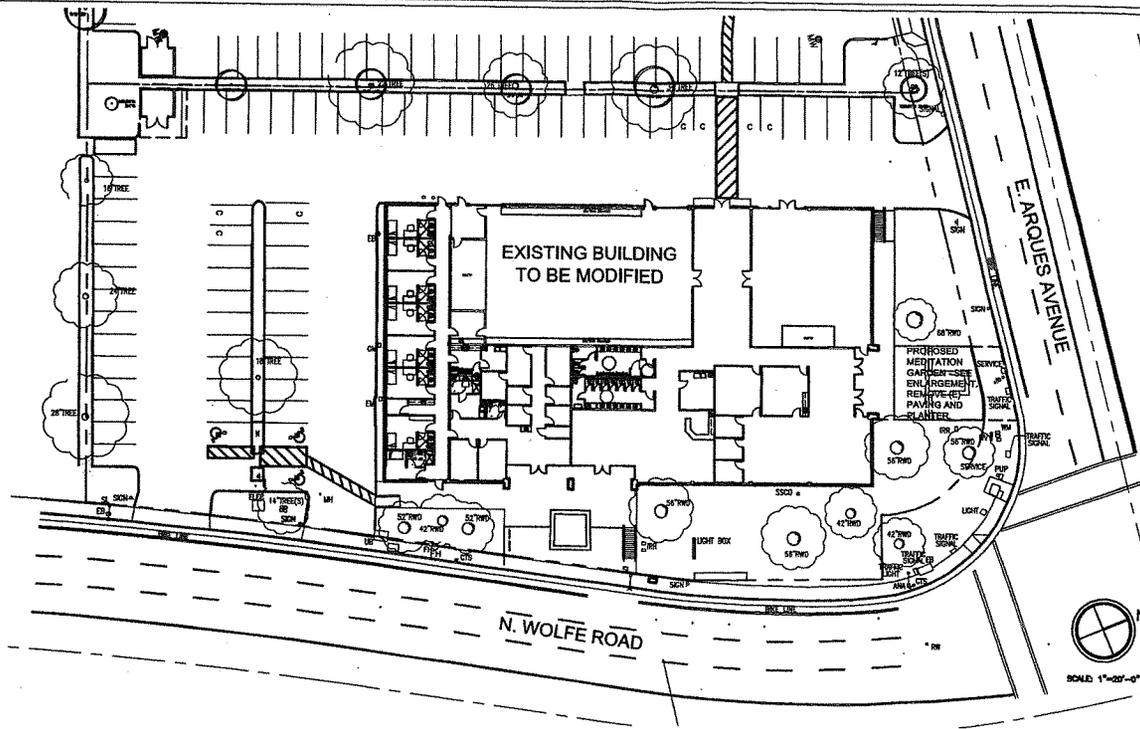
**(E) ELEVATION & (N) ELEVATION**

DATE: 10/01/12  
 JOB NO. RC120836  
 ISSUE & REVISION

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ATTACHMENT  
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WILSON & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 716 SAN DIEGO ROAD • NEWBLEY, CA 94087  
 PH: 810-944-9902 • E: wilson15@gmail.com

**RCUSA** (RONG CHANG USA)  
**CORPORATION**  
 1000 CALIFORNIA STREET, SUITE 1000  
 SAN FRANCISCO, CA 94108  
 TEL: (415) 398-4888  
 FAX: (415) 398-4889

Chung Tai Zen Center of Sunnyvale  
 Building 2 T.T. - Minor Use Permit  
 285 N. Wolfe Rd., Sunnyvale, CA

LANDSCAPE PLAN

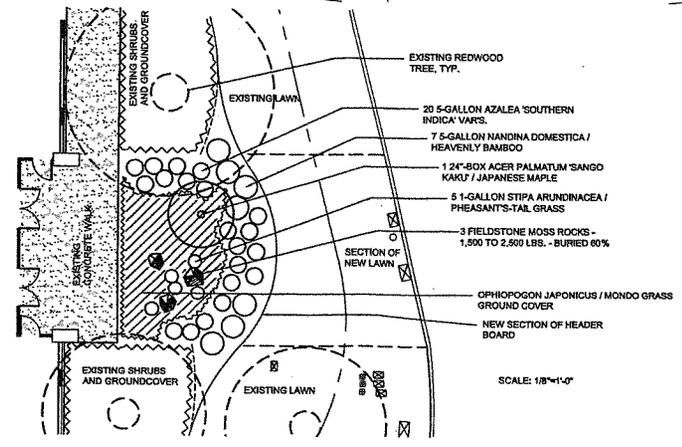
DATE: 08/12/13  
 JOB NO. RC120836

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 08/12/13 Sub#2

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MEDITATION GARDEN ENLARGEMENT

ATTACHMENT C  
 Page 7 of 7