



## CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES  
Wednesday, February 27, 2008

**2007-1205 - Beyond Education Group** [Applicant] **Sinh Du** [Owner]: Application for a Special Development Permit to allow a new commercial child care center in a multi-tenant building. The property is located at **1301 Sunnyvale-Saratoga Road Suite #1** (at Fremont Ave.) in a C-1/P-D (Neighborhood Business/Planned Development) Zoning District. (APN: 323-10-037) SB

In attendance: Jenny Zhao, Applicant; Glenn Cahoon, Architect; Gerri Caruso, Administrative Hearing Officer; Surachita Bose, 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.

**Surachita Bose**, Project Planner, stated that the applicant is proposing to operate a commercial child care center (Montessori International School) at a two-tenant commercial building at the corner of Fremont Avenue and Sunnyvale-Saratoga Road. The 4,500 square foot two-story building includes two suites on the ground floor that are approximately 2,000 square feet each in size and an office and restroom on the second floor totaling 500 square feet. The applicant proposes to occupy one of the two suites on the ground floor; the other suite is currently occupied by a dental office.

The applicant is proposing child care services to provide care for up to 52 children. The total number of employees on site proposed by the applicant is 7, including teachers and support staff. The proposed hours of operation at the facility are from 7:00 a.m. to 6:00 p.m. on weekdays with occasional classes and meetings to be held in the evenings and weekends (see Attachment D, Project Description provided by the applicant).

Child care centers with occupancy of 31 children or more located on properties zoned for commercial use require Use Permit approval. The proposed child care center will require a license from the Department of Social Services, State of California. Ms. Bose stated that parking impacts is a main concern for staff. Ms. Bose also stated that since the submittal of the new plans, an elevator would have to be put in unless an additional staff room is provided on the ground floor. The applicant is aware of this and decided to keep the second floor off limits.

**Ms. Caruso opened the public hearing.**

**Jenny Zhao**, Applicant, received and reviewed a copy of the staff report. Ms. Zhao stated that she plans to control the pick up time by requiring the parents to write down the expected drop off and pick up times. During the pick up and drop off hours there will be

minimal staff on duty therefore allowing more parking spaces for parents to park. She also noted that some of the parents like to call when they are on their way to pick up their child. Ms. Zhao stated that they are willing to work with the city to help ease any traffic issues due to parking impacts. She also stated that the landlord is aware of the landscaping condition and stated that they are willing to put in the effort to enhance the curb appeal. Ms. Caruso wanted to know why the applicant did not complete a queuing analysis. Ms. Zhao stated that she was under the impression it was suggested that she get the analysis, not required.

**Glenn Cahoon**, Architect, stated that the site, building, landscaping and parking is not going to be changed. Mr. Cahoon mentioned that this business would affect the city in a positive way. He also stated that the applicant is willing to work with the city to upgrade the landscaping.

Ms. Caruso asked staff what their understanding was on the queuing analysis. Ms. Bose stated that to truly understand the impacts a queuing analysis would be needed.

Ms. Zhao stated that there are two other businesses in the area that are at capacity and that there is a need for more child care in this area. Ms. Caruso asked the applicant if she would be willing to obtain a queuing analysis. The applicant stated that she is willing to provide the analysis.

**Ms. Caruso closed the public hearing.**

**Ms. Caruso continued the item to the Administrative Hearing on Wednesday, April 16, 2008.**

**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 2:25 p.m.

Minutes approved by:

**Gerri Caruso**

Principal Planner