



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, January 30, 2008

2007-1338 – American Kickboxing Academy [Applicant] **Murray Garnet Trustee** [Owner]: Application for a Special Development Permit to allow a recreational use at the Fremont Corners Shopping Center. The property is located at **168 E. Fremont Ave** (near Sunnyvale-Saratoga Rd.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 309-01-006) SL

In attendance: Alex Khanbarian, Applicant; Gerri Caruso, Administrative Hearing Officer; Steve Lynch, 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.

Steve Lynch, Project Planner, stated that the application is for a Kickboxing instructional use facility (American Kickboxing Academy) to be located within a 5,000 square foot tenant space in an existing shopping center. The proposed tenant space is currently vacant and was previously occupied by a furniture store (retail use).

The proposed floor plan includes a front desk, an open workout/instructional area for students, and two sparring rings. The open workout area will include mats, with no workout equipment or fixed seats proposed. While the proposal does not include any exterior modifications to the site or building, a Special Development Permit is required for recreational and athletic facilities located within the C-1 zoning district. Mr. Lynch noted that he had been in contact with the property owner's attorney and he mailed a copy of the staff report to the owner and he did not receive any comments or questions.

Ms. Caruso opened the public hearing.

Alex Khanbarian, Applicant, received and reviewed a copy of the staff report. Mr. Khanbarian had no objections with the conditions of approval. The applicant asked if 24hour Fitness had any restrictions regarding the number of memberships they can have at one time. Mr. Lynch stated that there are no restrictions on memberships or time.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the staff report.

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 2:10 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner