



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, February 13, 2008

2007-1341- Whispering Wind Center [Applicant] **Tasman V LLC** [Owner]: Application for a Use Permit to allow a recreational use (spa and fitness center) in a 10,000 square foot tenant space and to establish a revised parking plan for the site. The property is located at **1237 Reamwood Avenue** (at Tasman Dr.) in an M-S/POA (Industrial & Service/Place of Assembly) Zoning District. (APN: 104-58-007) JM

In attendance: Niloo Soleimani, Applicant; Surachita Bose, Project Planner; Gerri Caruso, Administrative Hearing Officer; 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 project establishes new or modified uses for the two existing buildings on the site. The two components of the project include:

1. Multiple use spa and fitness center in a 10,000 square foot tenant space, and
2. Establishment of a revised parking plan for the entire site which will modify previously approved Use Permits.

The multiple use spa and fitness center includes:

- a) Fitness center with opportunities for physical and meditative experiences, including a gym, stationary bicycles, yoga, meditation hall and water therapy (place of assembly use);
- b) Bookstore and gift shop (retail use, proposed 560 square feet);
- c) Tea house (restaurant use, proposed 582 square feet), and
- d) Nursery available only to children of on-site customers using the facilities (temporary child monitoring services, proposed 277 square feet).

The parking plan will apply to all of the tenant spaces on the site. It will modify their previously approved Use Permits by restricting the number of parking spaces they can use and their hours of operation. This plan will result in a reduction in the number of customers allowed on the site at any given time.

Ms. Bose stated that the first table calculates the parking demand based on the previous use permit restrictions that are using a 1 per 500 sq. ft. ratio for the uses that either do not have a use permit or is vacant. After adding up those numbers the parking demand is 132 parking spaces which exceed the available parking which is 119 parking spaces.

Ms. Caruso opened the public hearing.

Niloo Soleimani, Applicant, received and reviewed a copy of the staff report. Ms. Soleimani stated that they tried to work with the other tenants to come up with a good parking ratio and submitted agreements that were signed by the tenants stating that everyone will abide by the parking ratio. The applicant wanted to know why the number of occupancy is determined by parking when there are other alternatives for people to get to the center. The applicant submitted a copy of the latest drawings of the property and pointed out the major differences. The applicant stated that she believes forty parking spaces would be sufficient. Ms. Soleimani stated that she has no objections to the Conditions of Approval.

Ms. Caruso closed the public hearing.

Ms. Caruso took the application under advisement until Tuesday, February 19, 2008 due to the fact that the information was not clear enough for the Administrative Hearing Officer to be able to make a decision. On Tuesday, February 19, 2008 the Administrative Hearing Officer continued the application to a special Administrative Hearing on Tuesday, March 18, 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 2:15 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner