



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, May 28, 2008

2008-0432: Veksler Academy of Music and Dance [Applicant] **Fremont Corners, Inc Et Al** [Owner]: Application for a Use Permit to allow a new music school in an existing tenant space in a shopping center. The property is located at **176 E. Fremont Avenue** (Fremont Corners Shopping Center) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 309-01-006) RZ

In attendance: Leonid Veksler, Applicant; Andrew Miner, Administrative Hearing Officer; Rosemarie Zulueta, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Rosemarie Zulueta, Project Planner, stated that applicant proposes to use an existing 4,000-square foot tenant space within the Fremont Corners shopping center as a music and dance school (Veksler Academy of Music and Dance) that would offer private and group lessons to youth. The facility would operate from 10 a.m. to 9 p.m., Mondays through Fridays, and from 9 a.m. to 6 p.m. Saturdays and Sundays. The use would also include occasional recitals and dance performances throughout the year. No significant modifications to the building exterior are proposed.

A Special Development Permit (SDP) is required for educational and recreational facilities located in a C-1/PD zoned property.

Mr. Miner opened the public hearing.

Leonid Veksler, Applicant, received and reviewed a copy of the staff report. The applicant stated that the previous tenant constructed an additional wall to act as a noise buffer to the restaurant which is next door to the location. Mr. Miner asked if these classes would be geared towards children, and the applicant stated that they would. Mr. Miner wanted to know the possibility of the parents dropping off their children and not staying at the dance center. Mr. Miner asked where special events will be held; the applicant stated that they will be held at the dance studio.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the Findings and the Conditions of Approval located in the staff report with a modified condition 2.D. with added language that states: In order to look at hours, occupancy and parking.

Mr. Miner 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 2:26 p.m.

Minutes approved by:

Andrew Miner

Principal Planner