



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES

Wednesday, April 10, 2013

FILE #: 2013-7144
Location: 152 W. El Camino Real (APN: 201-37-012)
Proposed Project: Special Development Permit to allow the change of a Use Permit for the previous Trader Joe's location to a new fitness center and day spa within a 9,700 square foot tenant space
Applicant / Owner: Total Woman Gym & Spa / Esther Leung Trustee
Environmental Review: Categorically Exempt Class 1
Staff Contact: Elise Lieberman, (408) 730-7443, elieberman@sunnyvale.ca.gov

In attendance: Liz Caputo, Applicant; Andrew Miner, Zoning Administrator; Elise Lieberman, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, 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.

Elise Lieberman, Project Planner, stated that the applicant is seeking approval for a special development permit to allow a recreational/athletic/day spa facility within an existing shopping center. The proposed tenant space would be combining the old Trader Joe's location with the existing Nizario's space. The proposed facility would offer recreational and athletic machines and classes, along with spa services and child care for registered members. The child care services would only be allowed while members are using the facilities. Hours of operation would be from 5am - 10pm, Monday-Friday with decreased hours of 6am-9pm on the weekend. No modifications are proposed to the exterior of the building as part of this permit, but a preliminary landscape plan was requested to demonstrate the changes to the parking lot which include removing the shopping cart corrals, adding in trees and creating a pedestrian walkway. A full landscape plan will be submitted with the facade modifications under a Miscellaneous Plan Permit pending the approval of this application. As of this time, staff has not received any comments and staff recommends approval with conditions.

Ms. Lieberman clarified that food sales will not be provided. She also noted that they are asking for more bicycle racks and the applicant will be adding more landscaping along the pedestrian walkway. Staff stated that 5 new trees will be planted in front of the entrance of the building. Ms. Lieberman stated that current parking is sufficient and informed the applicant that we no longer allow compact parking.

Mr. Miner opened the public hearing.

Liz Caputo, Applicant, received and reviewed a copy of the staff report. Ms. Caputo stated that they are a reputable company that is trying to expand and most of their facilities are located in southern California. Mr. Miner inquired about food sales, Ms. Caputo stated that they will not have on site food sales but they will be selling beverages that can be purchased at a vending machine. Mr. Miner added a condition that child care may only be provided while the client is working out and

is not to be used as a day care service. Mr. Miner asked if staff has seen any of the proposed façade improvements, Ms. Lieberman stated that the improvements are similar to the rest of the shopping center.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report. Mr. Miner modified conditions regarding food sales, landscaping, and on-site child care.

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 2:15 p.m.

Minutes approved by:

Andrew Miner

Principal Planner