



City of Sunnyvale

Notice and Agenda - Final Zoning Administrator Hearing

Wednesday, September 10, 2025

3:00 PM

Teleconference: City Web Stream

Meeting online link: <https://sunnyvale-ca.gov.zoom.us/j/94442399040>

Public Participation

View the end of the agenda for information on:

- Public participation options
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

CALL TO ORDER

Call to Order via teleconference.

PUBLIC HEARINGS

To speak on a public hearing item, refer to notice at the end of this agenda. Each speaker is limited to three minutes.

1 [25-0113](#)

Proposed Project:

Related application on a 5.08-acre site:

SPECIAL DEVELOPMENT PERMIT to allow expansion of an existing Recreational and Athletic Facility use ("Gold Star Gymnasium") into an adjacent tenant space within an existing shopping center.

Location: 721 - 727 Sunnyvale Saratoga Road (APN: 201-37-012)

File #: PLNG-2024-0441

Zoning: ECR/MU54

Applicant / Owner: Anthony Roxas (applicant) / Leung Kason K C Trustee & Et Al (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Julia Klein, 408-730-7463, jklein@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Special Development Permit with the Recommended Findings and Recommended Conditions of Approval in Attachments 2 and 3.

2 [25-0820](#)**Proposed Project:**

USE PERMIT to allow a catering company with ancillary restaurant use and general liqueur service (Handheld Catering) to operate in the Industrial and Service (M-S) zoning district.

Location: 1220 Oakmead Parkway (APN: 216-44-048)

File #: PLNG-2025-0058

Zoning: M-S (Industrial and Service)

Applicant / Owner: Allie Kallish, Christopher Hall (applicants) / BPR Properties UCSC, LLC (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Gabriela Ventura, (408) 730-7407, gventura@sunnyvale.ca.gov.

Recommendation: Alternative 1. Approve the Use Permit with recommended Findings in Attachment 2 and Conditions in Attachment 3.

3 [25-0874](#)**Proposed Project:**

USE PERMIT: to allow for education-recreation and enrichment use (Pilates studio) within an existing commercial center.

Location: 500 Lawrence Expressway Unit H (APN:216-44-118)

File #: PLNG-2025-0367

Zoning: M-S/POA - (Industrial and Service / Places of Assembly Combining District)

Applicant / Owner: Michele Liu (applicant) / Manton and Johanna Wong (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Christian Mendoza, 408-730-7429, cmendoza@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Use Permit with recommended Findings in Attachment 3 and the recommended Conditions in Attachment 4.

ADJOURNMENT**Public Participation Options**

Online public comment:

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/94442399040>

Meeting call in telephone number: 833 548 0276 | Meeting ID: 944 4239 9040
(*9 to request to speak | *6 to unmute/mute)

Watch the Zoning Administrator Hearing at
<http://youtube.com/SunnyvaleMeetings>

Written public comment:

Email comments to the Zoning Administrator no later than 4 hours before the hearing at planning@sunnyvale.ca.gov. You can also mail or deliver comments to:

Planning Division, 456 W. Olive Ave., Sunnyvale, CA 94086

Public review of items:

You can view reports on the City's website at sunnyvale.ca.gov. Contact Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov for questions.

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this hearing. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90 day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure 1094.5.