



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, September 10, 2025

3:00 PM

Teleconference: City Web Stream

Public Participation

CALL TO ORDER

George Schroeder, Zoning Administrator, called the meeting to order at 3:02 p.m.

PUBLIC HEARINGS

1

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

Mr. Schroeder inquired with Julia Klein, Project Planner, if there were any additions to the staff report.

Ms. Klein noted revisions to the Conditions of Approval in Attachment 3:

1. The Facility would be named "Gold Star Gymnastics" instead of "Gold Star Gymnasium" in the header:

Special Development Permit to allow expansion of an existing Recreational and Athletic Facility use ("Gold Star Gymnastics") into an adjacent tenant space within an existing shopping center.

2. Instead of “gym patrons and employees”, revised to “patrons and employees” for Condition BP-13 d):

Encourage patrons and employees to park on the south side of the shopping center to enable parking for patrons to other businesses on the north side of the shopping center.

3. Condition AT-3 was recategorized to Condition BP-15:

As a condition of approval for the expansion of Gold Star Gymnastics, located at 727 Sunnyvale-Saratoga Road, into the adjacent vacant space at 721 Sunnyvale-Saratoga road formerly occupied by Big Five Sporting Goods (721 and 727 Sunnyvale-Saratoga Road are referred to together as the “Combined Premises”), the property owner shall record a Deed Restriction at the time of building permit application and prior to building permit issuance, limiting the total number of occupants within the Combined Premises. Occupancy shall not exceed three hundred (300) individuals at any time. The Deed Restriction shall be in a form approved by the City Attorney and Chief Building Official.

The Combined Premises shall be used exclusively for activities associated with the operation of Gold Star Gymnastics as a gymnastics school. Upon expiration or other termination of Gold Star Gymnastics’ lease of the Combined Premises, any future tenant uses shall be subject to reassessment by City’s Building Division in accordance with the applicable occupancy classifications outlined in Chapter 3 of the California Building Code, with updated occupant loads determined per Chapter 10 of the California Building Code. (COA)[PLANNING, BUILDING, CITY ATTORNEY]

4. Condition AT-3 now reads:

BUILDING OCCUPANCY AND OPERATION:

The requirements set forth in Condition of Approval #BP-15 BUILDING CONDITIONS shall be complied with at all times that the use permitted by this planning application occupies the premises. (COA)[PLANNING, BUILDING, CITY ATTORNEY]

5. Classify “fitness gym” as a “recreational gymnastics school” in Condition AT-1:

PLACES OF ASSEMBLY:

The approved land use is for a Recreation and Athletic Facility use – specifically, a recreational gymnastics school. The business operator(s) shall be subject to the

following restrictions:

6. Modifications to Condition AT-1 b) to remove “fitness classes” and only include “recreational gymnastic classes”:

The business may include recreational gymnastics classes.

7. Revised “fitness class” to “class” in Condition AT-1 c):

All class starting times shall be staggered by a minimum of 5 minutes to reduce potential overlap of students on-site, if the Recreation and Athletic Facility business is open to the general public. If the business is not open to the general public, then classes do not need to be staggered.

Ms. Klein received no public comments.

Mr. Schroeder inquired with the applicant if they had any updates or comments.

Anthony Roxas, applicant, had no updates or comments.

Mr. Schroeder inquired with Mr. Roxas if he was aware of the revisions to the Conditions of Approval and if he was agreeable to the changes.

Mr. Roxas confirmed he knew of the changes and agreed to them.

Mr. Schroeder inquired when the current business, Big Five, was expected to vacate the site.

Ted Leung, applicant, stated Big Five was expected to vacate by September 22nd.

Mr. Schroeder opened the hearing to public comments.

No members of the public wished to speak on this item.

Mr. Schroeder closed the hearing to public comments.

ACTION: Alternative 2. Approve the Special Development Permit with recommended Findings in Attachment 2 and the corrected Conditions in Attachment 3 as specified at the September 10, 2025 Zoning Administrator hearing.

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.

Mr. Schroeder inquired with Gaby Ventura, Project Planner, if there were any additions to the staff report.

Ms. Ventura had no updates to the staff report.

Mr. Schroeder inquired with the applicant if they had any updates or comments.

Chris Hall, applicant, had no updates or comments.

Mr. Schroeder questioned Mr. Hall regarding private events mentioned in the project description. He asked if the events would be regularly scheduled or more sporadic.

Mr. Hall stated that the events would likely be more sporadic, but would be expected to happen once or twice a week. The events would also likely be catered events on-site.

Mr. Schroeder opened the hearing to public comments.

No members of the public wished to speak on this item.

Mr. Schroeder closed the hearing to public comments.

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

3

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

Mr. Schroeder inquired with Christian Mendoza, Project Planner, if there were any additions to the staff report.

Mr. Mendoza noted revisions to the Conditions of Approval in Attachment 4 which modified the hours of operation:

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) Hours of operation are limited to 6:00 a.m. to 9:00 p.m., 4 days a week from Monday to Thursday
- b) Hours of operation are limited to 6:00 a.m. to 7:00 p.m., 1 day a week on Friday
- c) Hours of operation are limited to 8:00 a.m. to 7:00 p.m., 2 days a week on Saturday and Sunday.
- d) Extended hours, including for temporary events, shall require separate review and approval from Planning Division. [COA] [PLANNING]

Mr. Schroeder inquired with the applicant if they had any updates or comments.

Michele Liu, applicant, had no additional comments or updates.

Mr. Schroeder inquired with Ms. Liu if she was aware of the revised Conditions of Approval and if she was agreeable to them.

Ms. Liu confirmed she was aware of the revisions and was agreeable to them.

Mr. Schroeder opened the hearing to public comments.

No members of the public wished to speak on this item.

Mr. Schroeder closed the hearing to public comments.

ACTION: Alternative 2. Approve the Use Permit with recommended Findings in Attachment 3 and the corrected Conditions in Attachment 4 as specified at the September 10, 2025 Zoning Administrator hearing.

ADJOURNMENT

Mr. Schroeder adjourned the hearing at 3:22 p.m.