

## Project Description Letter - UPDATED

Address: 500 Lawrence Expressway, Unit H, Sunnyvale CA 94085

To Whom It May Concern,

My name is Michele Liu, and I am the Founder of Happier Hearts LLC dba Corevibe, a new boutique pilates fitness studio. We would like to apply for a use permit for 500 Lawrence Expressway, Unit H in Sunnyvale. The previous tenant was a yoga studio and unfortunately, the use permit for an education-recreation & enrichment use has expired.

We were drawn to Sunnyvale for its vibrant and health-conscious community, its accessibility for commuters, and its growing population of young professionals and families who value wellness and innovative fitness experiences. And while Sunnyvale offers a variety of general fitness options, we've found there is a unique opportunity to bring a new pilates method to the area.

### *About Corevibe*

Corevibe is a modern high intensity Pilates fitness studio that's mission is to help clients become their strongest, most confident, and healthiest selves in both body and mind.

Clients will experience group and/or private pilates classes that combine high-intensity training with slower, controlled movement for deep muscle activation. Each session is enhanced with color-changing LED lighting and concludes with red light therapy to aid recovery. We also offer a private post workout recovery room.

### *Personal Background*

As a Bay Area native, Stanford graduate, and former Division I swimmer, I founded Corevibe to share the transformative power of high intensity Pilates. Years of intense athletic training had left me with chronic pain in my back, shoulders, and neck. While I tried yoga and classical Pilates, they didn't provide the physical results or stress relief I was seeking. That changed when I discovered high intensity Pilates, a method that challenged my body, supported my recovery, and reignited my passion for movement. I became a certified instructor in 2014 and have since taught thousands of classes across high intensity Pilates and fitness. Before launching Corevibe, I led growth marketing at health, fitness, and tech startups, helping innovative wellness brands reach the people who needed them most.

### *Previous Use*

The space was previously used as a yoga studio called Yoga @ Cindy's. The prior use permit has expired and the space has been vacant for over 4 years.

## *Proposed Use of the Space*

Corevibe will operate as a boutique pilates fitness studio that holds up to 12 pilates machines called “Powerformer”. We will offer:

- Group Powerformer Pilates classes (Max 12 clients per session)
- Private training sessions (offered when group classes are not in session)
- Recovery room access (self-check-in; maximum 2 clients at a time)

We are opening with 11 machines so that we give space for the instructor to demonstrate on the floor.

Classes are 45 minutes in length and typically run six or more times per day. While the exact number of classes may fluctuate slightly throughout the week based on demand, the overall schedule will remain consistent to encourage routine and habit-building for our clients. Please see below section Hours of Operation to see an example schedule.

Corevibe will not offer any food or a juice bar within this location.

## *No Exterior Modifications*

The space will be designed with energy-efficient lighting, sound absorbing, and aesthetic upgrades to create a welcoming and modern environment.

There are no exterior modifications to the building associated with the new Pilates studio use. The space has been vacant for 4+ years so needs a refresh.

## *Hours of Operation*

- Monday – Friday: 6:00 AM – 9:00 PM
- Saturday – Sunday: 7:00 AM – 7:00 PM

Our peak hours do not overlap with those of our co-tenants, helping to minimize traffic and parking impact within the center. Below is a sample class schedule; however, please note that the schedule may vary based on instructor availability, holidays, and seasonal demand.

Monday - Thursday	Friday	Saturday - Sunday
6:00 - 6:45 AM 7:00 - 7:45 AM 8:00 - 8:45 AM 9:00 - 9:45 AM  <i>[break]</i>  10:30 - 11:15 AM	6:00 - 6:45 AM 7:00 - 7:45 AM 8:00 - 8:45 AM 9:00 - 9:45 AM  <i>[break]</i>  10:30 - 11:15 AM	     8:00 - 8:45 AM 9:00 - 9:45 AM 10:00 - 10:45 AM 11:00 - 11:45 AM

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### *Number of Tenants in Unit H*

Corevibe (Happier Hearts LLC) will be the sole tenant in Unit H.

Other tenants include:

Unit A-1 - Enka Japanese Izakaya - 1,320 sf  
 Unit A-2 - storage - 824 sf  
 Unit B - Pad Thai Cuisine - 1,968 sf  
 Unit C - Falafel Bite Mediterranean Grill - 1,980 sf  
 Unit D - Dentist Carol Pham DDS - 3,626 sf  
 Unit E - Chiropractic Acupuncture Herb & Massage - 896 sf  
 Unit F - Fresh U Order Bagels - 1,620 sf  
 Unit G - What's More Cake - 1,210 sf  
 Unit H - vacant - *to be Corevibe Fitness Studio* - 1,872 sf  
 Unit I - MYK Beauty - 930 sf

### *Employees*

We anticipate to have max 2 staff members on-site at any given time, with a total team of 10+ rotating coach-instructors and front desk personnel.

Staff and Coach-instructors will be employed as either full-time or part-time employees.

### *Customer and Traffic Volume*

- Each group class (45 min):
  - Max 12 clients
  - 1 coach-instructor
  - 1 staff member
- Total average clients a day: 60 clients per day

- Peak hours: 6–9 AM and 5–7 PM
- Instructor-to-client ratio: 1 to 12
- Recovery room is self-service; no staff needed during use
- Private sessions: Offered when group classes are not on schedule. One instructor to Max 4 client ratio.

### *Parking*

- 144 parking spaces are available and shared among all units.
- 8 type 2 bike racks will be available and shared among all units.
- 1 type 1 bike rack to be available in the front lobby, away from exits and that follows ADA compliance.

### *Community and Client Base*

Corevibe will primarily serve Sunnyvale residents, neighborhood locals, working professionals, and commuters from nearby cities such as Mountain View, Santa Clara, and San Jose. We offer both membership and drop-in class options.

We are committed to supporting Sunnyvale's wellness-focused community by providing services that improve physical health and emotional resilience in a safe, inclusive, and inspiring environment.

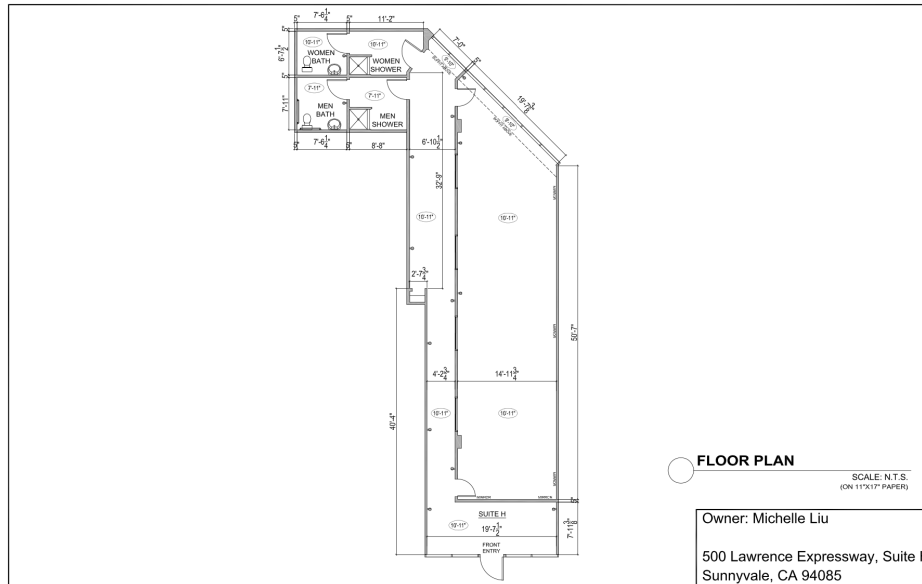
Thank you for your time and consideration. I look forward to contributing positively to the Sunnyvale community through Corevibe.

Warm regards,

A handwritten signature in black ink, appearing to read 'm. liu'.

Michelle Liu  
Founder & Head Trainer, Corevibe  
Happier Hearts LLC

## PRE-EXISTING FLOOR PLAN



## NEW FLOOR PLAN

**UPDATE: REMOVE EXISTING SHOWERS.**

