



City of Sunnyvale

Meeting Minutes Zoning Administrator Hearing

Wednesday, May 13, 2026

3:00 PM

Teleconference: City Web Stream

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

Public Participation

CALL TO ORDER

Julia Klein, Zoning Administrator, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow auto sales on an existing commercial property. No building expansion or exterior modifications are proposed. Site modifications include repaving, restriping, and landscape upgrades.

Location: 975 W. El Camino Real (APN: 165-01-038)

File #: PLNG-2026-0077

Zoning: ECR-C

Applicant / Owner: Mahsa Nicknam (applicant) / F & N Holding LLC (owner)

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

Project Planner: Gino Victoria, 408-730-7430,

GVictoria@sunnyvale.ca.gov <<mailto:GVictoria@sunnyvale.ca.gov>>

Ms. Klein inquired with Gino Victoria, Project Planner, if there were any additions to the staff report.

Ms. Victoria gave a brief presentation of the project description. The project does not propose any modifications to the existing building. There will be improvements to repair the pavement area and upgrade the landscaping. The most recent use of the area was as an overflow lot for a used car dealership. Prior to that, it was used as a used auto dealership. The auto dealership had been defunct for over one year, so the current owner, Auto Race, must apply for their own Special Development Permit. Approval of this permit would grant a use that this lot was allowed in the past.

Staff supports approval of this permit because it results in improved utilization of the site. Auto Race is also an existing business in Sunnyvale, just right across the street on West El Camino area. The site is going to be larger than the current site that they are occupying, so it will allow them an opportunity for continued growth within the jurisdiction.

This also is compliant with the urban design framework of the west segment, as written in the El Camino Real Specific Plan. That explicitly states that auto dealerships are encouraged in the segments within a specific plan.

Mr. Victoria stated there was a change to the Conditions of Approval which was the inclusion of AT-1 subsection b):

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) The hours of operation are limited to 9:30 a.m. to 7:00 p.m. for standard hours of operation.
- b) Modifications to the hours of operation shall require approval of the Director of Community Development through a Miscellaneous Plan Permit.

[COA] [PLANNING]

Ms. Klein inquired with the applicant if they had any comments or updates.

The applicant had no additional comments or updates.

Ms. Klein opened the hearing to public comments.

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

Ms. Klein closed the hearing to public comments.

Ms. Klein supported the approval of the project because:

- It reinstated a use that previously occupied the site and the use is consistent with the El Camino Real Specific Plan, the City's General Plan, and applicable zoning code requirements.
- There would be no expansion of the existing building and there would be site improvements to the landscaping and paving.

She supported the findings and conditions of approval along with the added modification of AT-1 subsection b.

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

ADJOURNMENT

Ms. Klein adjourned the hearing at 3:07 p.m.