



# City of Sunnyvale

## Notice and Agenda - Final Zoning Administrator Hearing

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Wednesday, November 26, 2025

3:00 PM

Teleconference: City Web Stream

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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.

[25-0935](#)

**Proposed Project:**

**USE PERMIT:** To allow a vocal instruction studio within the existing commercial space. No expansion or exterior modifications are proposed with this application.

**Location:** 510 Lawrence Expressway, Suite 224 (APN: 216-44-119)

**File #:** PLNG-2025-0318

**Zoning:** MS-POA (Industrial and Service / Places of Assembly)

**Applicant / Owner:** Di Hong (applicant) / Lawrence Commercial Center LLC (owner)

**Environmental Review:** A 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](mailto:Gventura@sunnyvale.ca.gov)

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

**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](mailto: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](http://sunnyvale.ca.gov). Contact Planning Division at 408-730-7440 or [planning@sunnyvale.ca.gov](mailto: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](mailto: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.