



Sunnyvale

898 East Fremont Avenue
2016-7978

Aastha Vashist, Senior Planner
Planning Commission Hearing, July 8, 2024

Overview

- Special Development Permit (SDP)
 - ◆ Demolish existing auto service station building & canopy
 - ◆ Construct a 3,614 s.f. one-story commercial building and 4,400 s.f. fueling canopy
 - 2,396 s.f. 24/7 convenience store
 - 1,218 s.f. takeout restaurant
 - ◆ On and off-site improvements

Background

- **General Plan Designation:** Commercial
- **Zoning:** C-1/PD
- **Environmental Review:**
 - ◆ No additional review required, environmental impacts are addressed in the Land Use and Transportation Element (LUTE) EIR

Site Context

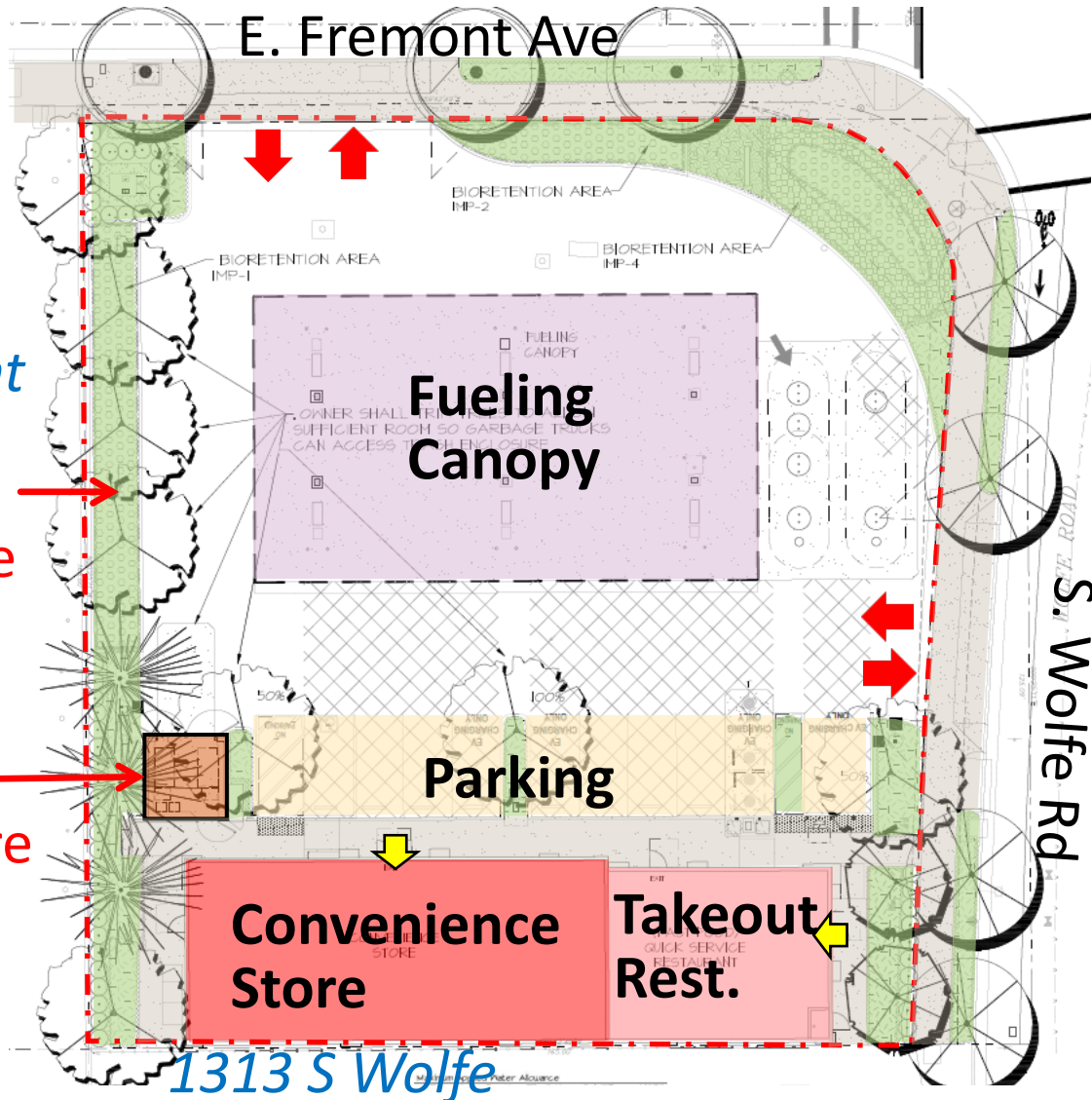


Site Plan

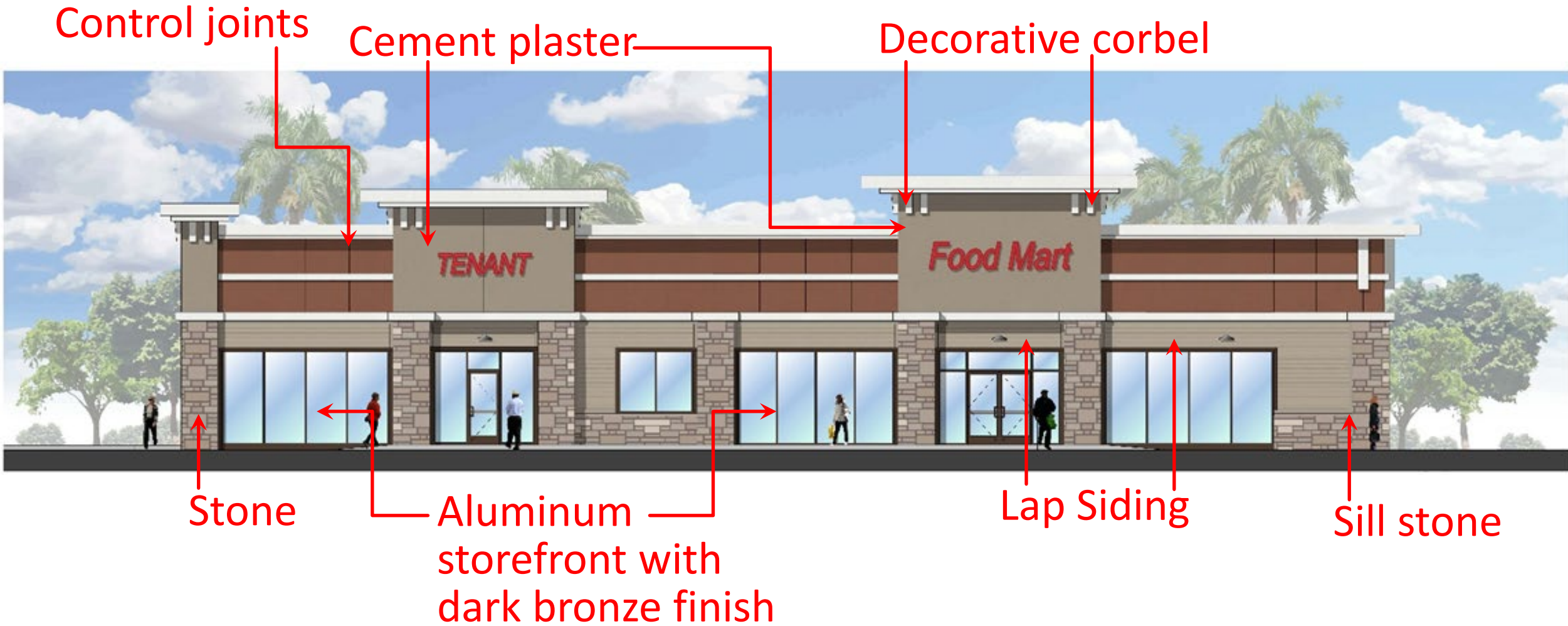
Three-story multifamily development

Ten-foot Landscape Buffer

Trash Enclosure



Front Elevation along E Fremont Ave



Front Elevation along S Wolfe Rd



Painted fascia

Cement plaster

Painted trims

Stone

Lap Siding

Aluminum storefront with dark bronze finish

Side Elevation (adjacent to 1313 S Wolfe Rd)



Rear Elevation (adjacent to multifamily)



Deviations

	Proposed	Required
Front Yard Setback	13'-11"	15' min.
Landscaped area	16%	20% min.
Parking lot landscaping	8%	20% min.
Landscaped Frontage Strip	1' to 19'	15' min.

Recommendations

Alternatives

1. Make the required Findings to approve the CEQA determination and approve the SDP subject to the Findings in Attachment 3 with Recommended Conditions of Approval in Attachment 4
2. Make the required Findings to approve the CEQA determination and approve the SDP subject to the Findings in Attachment 3 with modified Conditions of Approval in Attachment 4.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

Staff Recommendation

Alternative 1:

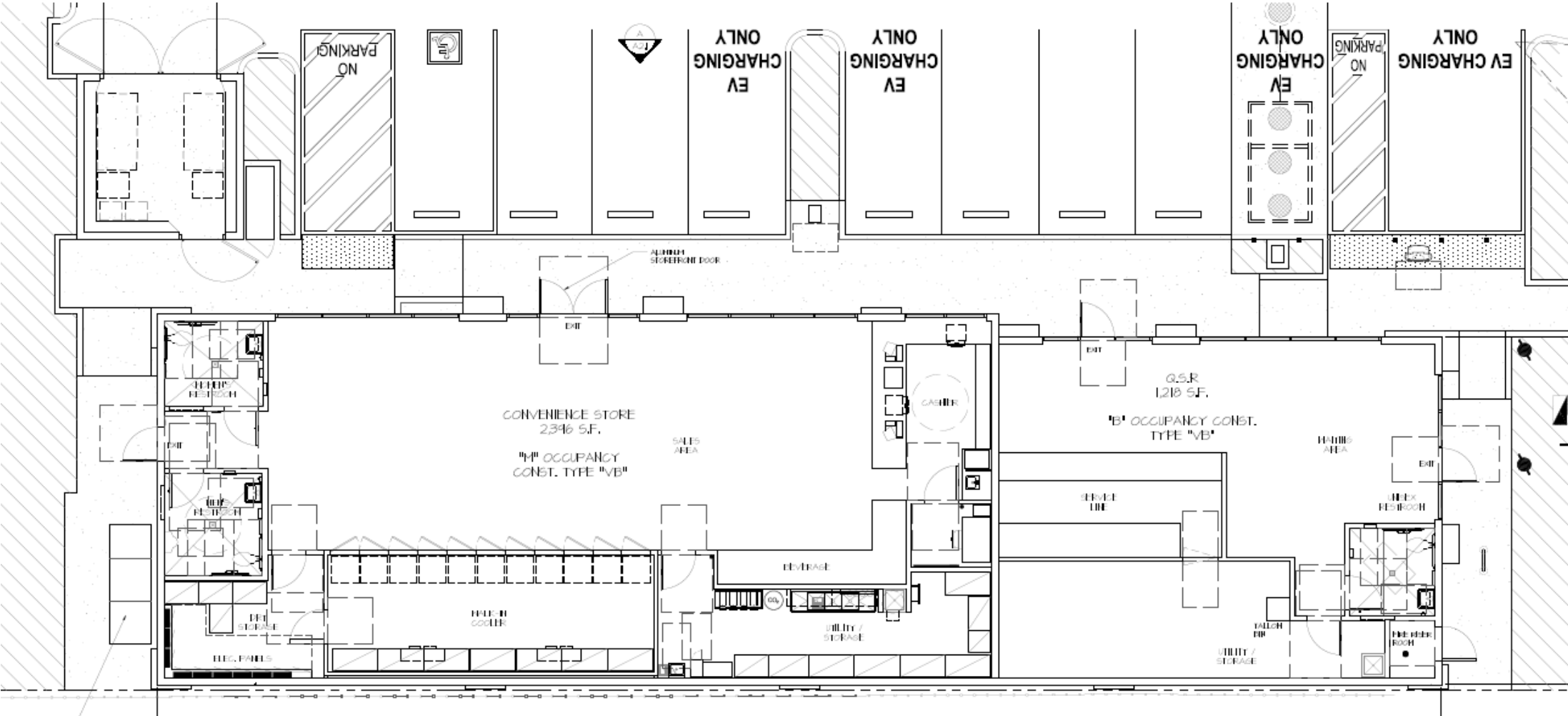
- Make the required Findings to approve the CEQA determination and approve the SDP subject to the Recommended Findings and Conditions of Approval.










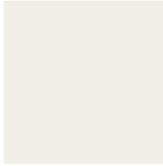
Sunnyvale

Backup Slides

Floor Plans



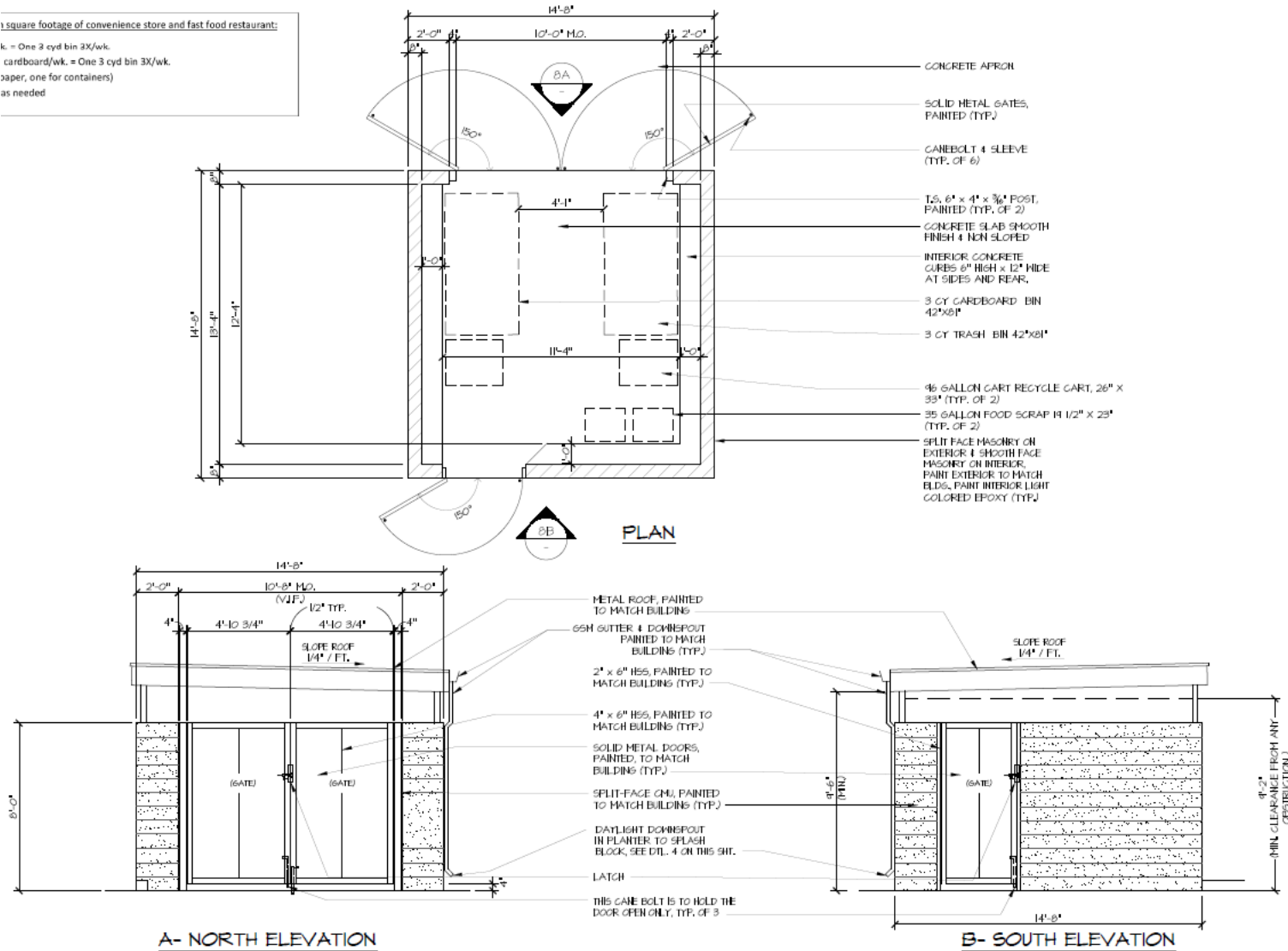
Color and Material Board

	
<p>OLDCASTLE T40 - DARK BRONZE STOREFRONT</p>	<p>ELDORADO STONE WAINSCOT SILL STONE SNAPPED EDGE COLOR: SAND</p>
	
<p>LAP SIDING CEDAR MILL COLOR: "WOODSTOCK BROWN"</p>	<p>CEMENT PLASTER WALL FINISH (PAINTED) KELLY MOORE COLOR: "TAMARIND TART" - KM 5649</p>
	
<p>ELDORADO STONE LIMESTONE NATIONWIDE PROFILE COLOR: SAN MARINO</p>	<p>CEMENT PLASTER WALL FINISH (PAINTED) KELLY MOORE COLOR: "CITY LOFT" - KM 4566-3</p>
 <p>M I Architects, Inc. ARCHITECTURE, PLANNING, MANAGEMENT & DESIGN 2221 OLYMPIC BLVD., SUITE 100, PALM BEACH, FL 33480 407-281-0114 Tel, 407-648-8561 Fax, 407-678-8910 Cell, info@miamidirect.com</p>	
	<p>EJFS TRIM PAINTED KELLY MOORE COLOR: "SMISS COFFEE" - KM 28</p>
	<p>GAS STATION, CONVENIENT STORE & GRS 392 E. FREMONT AVENUE SUNNYVALE, CA 94087</p>

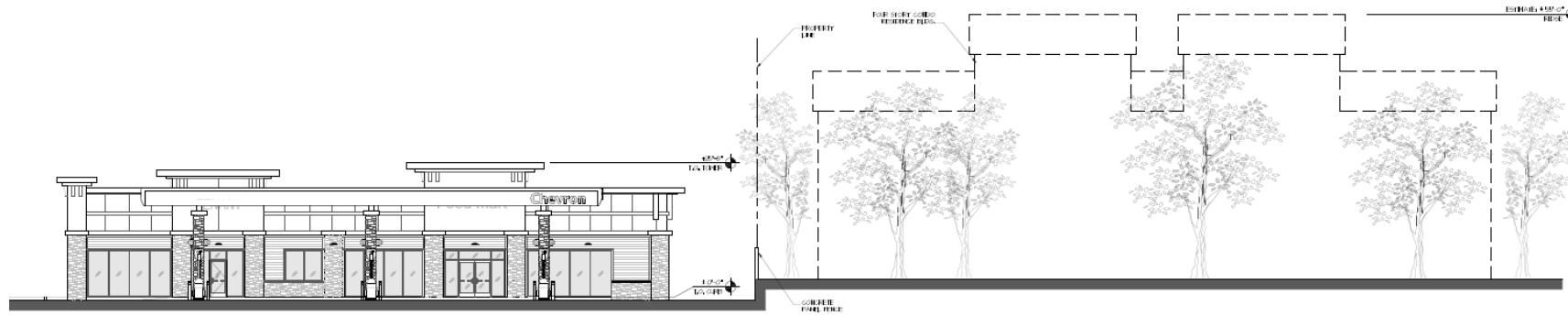
Trash Enclosure

1 square footage of convenience store and fast food restaurant:

- k. = One 3 cyd bin 2X/wk. cardboard/wk. = One 3 cyd bin 3X/wk. paper, one for containers) as needed



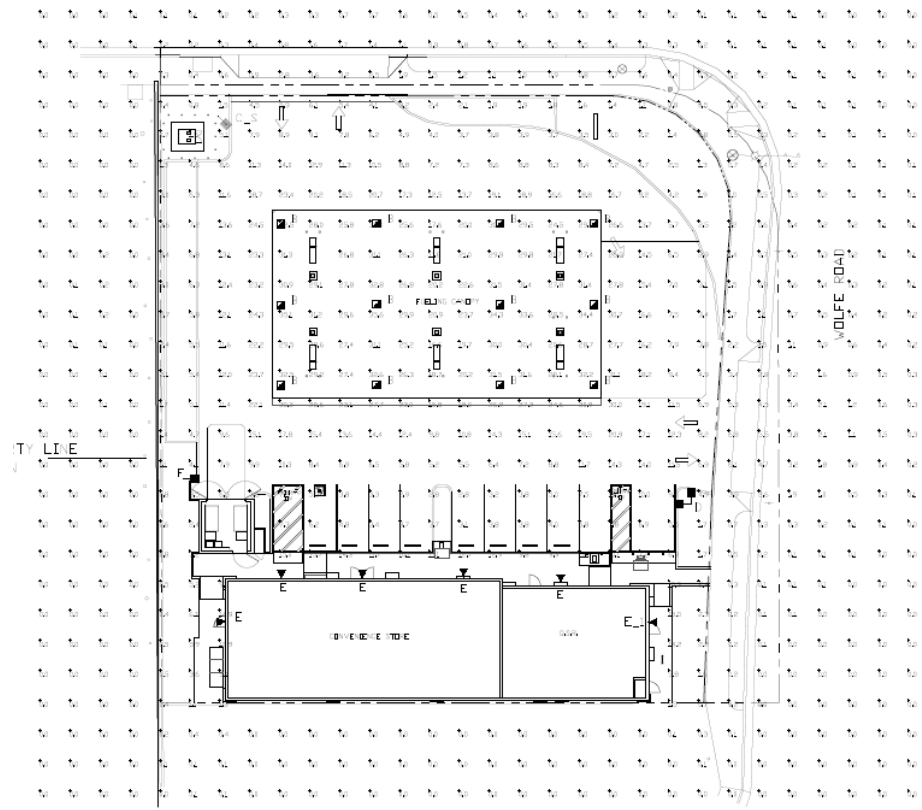
Streetscape Elevations



A NORTH ELEVATION - E. FREMONT AVE.
1" = 10'-0"



Preliminary Photometric Study



Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Comp	400 Lum. Lumens	400 Watts
[Symbol]	1	T	SINGLE	CRUS-30-HO-30 RTI @ 20-40'	1.00	NA	17072	275
[Symbol]	1	TLS	SINGLE	UL-LEI-L-L-IL-FT-30-7000-IL-100LE-10' BLE+1'4"E	1.00	NA	17043	275
[Symbol]	1	T	2 @ 90 DEGREE	UL-LEI-L-L-IL-FT-30-7000-IL-100LE-10' BLE+1'4"E	1.00	NA	24086	375
[Symbol]	3	E	SINGLE	XPWS3-T-LEI-30-400-30-E RTI @ 20'	1.00	NA	1244	75
[Symbol]	1	E _{LS}	SINGLE	XPWS3-T-LEI-30-400-30-E RTI @ 20'	1.00	NA	1244	75
[Symbol]	1	F	SINGLE	UL-LEI-L-L-IL-FT-30-7000-IL-100LE-10' BLE+1'4"E	1.00	NA	17043	275

Calculation Summary								
Category	Fixture Type	Units	Avg	Max	Min	Avg/Min	Max/Min	
ALL	ALL	1	17072	17072	17072	1.00	1.00	
ALL	ALL	1	17043	17043	17043	1.00	1.00	
ALL	ALL	3	1244	1244	1244	1.00	1.00	

