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Written Project Description for:

Gas Station, Convenience Store & QSR 898 E. Fremont Ave. Sunnyvale, CA 94087

On behalf of our Client, James Lin, Petroleum Investments, LLC, we are submitting this written description for the special development permit of the reconstruction of a gas station at the above referenced site. The project scope of the work includes demolishing the existing snack shop/auto service building, the existing fueling canopy and miscellaneous other accessory structures. The proposed project consists of constructing a new single-story 2,396 sf. convenience store, a 1,218 sf. quick service restaurant (QSR), a 4,400 sf. fueling canopy covering (6) multi-product dispensers. The QSR is take-out only and will not have seats. The site improvement includes removing two driveways on Fremont Ave. and replace with one driveway, the driveway on Wolfe Road will be replaced with a new driveway. The existing underground storage tanks will be removed and replaced with two (2) 20K underground storage tanks. Other site improvements include: parking stalls, masonry trash enclosure w/ solid metal gates, area lights, landscaping & self-service air/water equipment. The following are items to be considered in this project:

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the convenience store will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or pre-packaged pastries & can and/or bottles of soda, water & sports/energy drinks, and beer & wine for offsite consumption. There will be NO cooking or preparing of food or beverages.
- **EMPLOYEES:** For the gas station and the convenience store, there will be 3 shift per day. 2 Employee per shift for 5 days a week. There will be the same number of employees for 2 days a week. There will be total of 6 full-time employees, and 6 part-time employees.
- The quick service restaurant employee is unknown now.
- **QUICK SERVICE RESTAURANT:** Tenant to be determined.
- **HOURS OF OPERATION:** The current hours of operation of the gas station, convenience store are: 24 hrs. /day, 7 days a week, 365 days per year, and will remain the same. The hours of operation for the QSR are 8:00 am to 10:00 pm, 7 days a week, 365 days per year.
- **FUEL DELIVERY:** The fuel delivery truck will make deliveries 7 times / week.
- **MINMUM 20% LANDSCAPE AREA:** The proposed project is a gas station. The gas station requires additional pavement, for vehicle circulation around the fuel islands, comparing to similar retail developments with no gas station; Therefore, reducing the landscape area provided to 16% is necessary to accommodate the project. Scaling down the project will not justify the return on the investment.

- **15-FOOT LANDSCAPE STRIP:** As indicated above, circulations around the fuel islands requires certain clearances around the fuel canopy to accommodate safe vehicle access. In addition to the required fuel delivery truck access to the underground storage tanks, and garbage truck access; Therefore, frontage planter has been reduced to 8'-6" on E. Fremont Ave. to accommodate the project requirement.
- **PARKING ADJUSTMENT:** Minimum parking is not required per AB 2097.
- **FRONT SETBACK:** As indicated above the developer needs to justify the return on the investment. Reducing the proposed building area further is not justified financially for the developer; Therefore, we reduced the required minimum setback on Wolfe Road to 13'-11".

If you have any question, please do not hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

Architect, President
M I Architects, Inc.