

CARRASCO & ASSOCIATES
ARCHITECTS

Planning Director
Department of Community Development
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088

February 14th, 2017

Re: Request for General Plan Amendment Initiation. Request for conversion of existing gas station site at 603 Old San Francisco Road to Residential Land Use with R4 zoning.

Dear Ms Ryan,

Our client would like to develop his current site into a viable development that would add to the architectural character of the area. The property which is 0.74 acre in lot size is zoned as C1. The owner is requesting the City Council to initiate a General Plan Amendment to change the land use from commercial neighborhood to residential high density. This would allow the site to be developed to its highest potential and provide additional housing for the city.

Site Description & Zoning Analysis:

Located at the intersection of Old San Francisco Road and Fair Oaks Avenue the site has access from both roads bounding it. The project site is surrounded by primarily high density multi-family residential developments, with one commercial development diagonally across. The site has 30 foot ingress/egress easements on the North end of the property and a 16 foot wide easement along the East end allowing access to the adjacent retail property. The area available for development is hence limited to a smaller percentage than what would be normally allowed by standard zoning regulations. These easements would also provide more than adequate distance from the existing developments that bound the North & East end of the property. These easements to the extent possible would be converted to landscaped spaces. See Attachments I & II.

Current Use & Future Potential:

The continued viability of the existing gas station is not just at risk but is not feasible. The minimum requirements for running a gas station at this site would not be met by the end of the current lease, which is due to expire in May of 2017. One key requirement for license renewal is volume of sales, which has been steadily decreasing fundamentally because of fuel economy impact, work place and driving habits of user, which would not allow the gas station owner to renew the license. This would lead them to shut down the gasoline sale business which even now is being supplemented with convenience services on the property. There are several other gas stations within ½ mile radius, so even if this gas station site is converted to a residential zone, the surrounding community will not be inconvenienced but would rather see an architectural element added to the intersection that is compatible with the neighborhood. The owner has made several attempts over the past couple of years

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to pursue options for commercial development on this site which have not been successful. Planning department is aware of some of these.

Neighborhood Retail:

This site would not be suitable for retail or other commercial development. Trends in retail & user habits have drastically impacted strip malls. Existing neighborhood retail businesses in the nearby strip mall have closed down making these developments look unsightly. Most retail businesses even on main thoroughfares like El Camino Real with visibility and higher traffic flow are struggling. Only small scale neighborhood services appear to survive. We analyzed the density of these services within ½ mile radius of the site & found that there is abundance of these services, see Attachment III

Design Concept:

The design of the residential development will be complimentary to the architectural style of the neighborhood in height, massing & scale and would provide tree-lined streets along Old San Francisco Road & Fair Oaks Avenue with outdoor spaces for residents. See Attachment IV.

On behalf of our client we are requesting you to initiate a study to consider re-zoning this site to R4 high density residential.

Thanking you for considering this request.

Yours Sincerely,



Abha Nehru, AIA, LEED-AP

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