



PM Design Group, Inc.
 2455 Bennett Valley Road, Suite A-102
 Santa Rosa, CA 95404

August 16, 2017

RE: PROPOSED ARCO AM/PM GAS STATION
 1040 Sunnyvale-Saratoga Road
 Sunnyvale, CA
 BPW16044.0
 City Project #: 2017-7230

Project Narrative

The proposed project is located at the southeastern corner of Sunnyvale-Saratoga Road and E. Remington Drive in Sunnyvale, CA. The owner is proposing to demolish the existing convenience store and auto repair building. BP/ Arco plans to construct a new convenience store and raise the (E) canopies to a clear height of 14' 6". The proposed development consists of an Arco AM/PM convenience store of 3,180 sq. ft., existing canopies with 8 fuel dispensers, new trash enclosure, landscaping, and irrigation.

The required parking for the project is 8 spaces. Provided parking includes 7 standard spaces, 1 accessible space, and 8 fueling positions (16 total). Eight (8) designated parking spaces are part of the proposed development while the 8 fueling positions will provide parking for customers as well.

The convenience store will be open 24 hours a day and will sell the usual snacks, drinks and food items that are customary to a store of this type. Beer, wine and tobacco sales are also proposed for this location and alcohol sales will be in accordance with the conditions of approval described in the Project Review Committee (PRC) comments.

During peak hours the Arco business will have 2-5 employees on-site per shift. This will vary depending on needs of the business (i.e. sales, deliveries, etc). There will be two employees during non-peak hours. Cash control procedures include registers that remind cashiers to make periodic cash drops into a cash validating safe that can't be accessed to employees. An armored car company is the only one with access to the safe and they deliver the money to the bank. The facility will be equipped with 16-32 security cameras, strategically placed in the interior and exterior of the store. The cameras record to a DVD. 30-60 days of video footage are stored at the site at all times.

The landscaping, irrigation, and trash enclosure are designed to meet City of Sunnyvale standards. The site and buildings are designed to meet all accessibility standards/requirements. In accordance with planning department requests, additional architectural features have been added to the prototypical building design. Lattices and landscaping have been provided on north side of building to break up the blank wall condition. Architectural elements have been

added to the standard canopy design to tie it in with the building design, including a cornice on top of the canopy and stucco/ wainscot on the canopy columns. A 6-foot high decorative wall has been provided between adjacent residential developments. Decorative paving is incorporated into the pedestrian path of travel from right-of-way to building. Colors used are prototype colors for BP/ Arco facilities.

The rooftop mechanical equipment will be screened. No propane tank cage is proposed.

Variance Request

Pursuant to preliminary planning comments and recommendations, the trash enclosure has been relocated to the south side of the building. The trash enclosure has been designed with exterior treatments to complement the main building, however this location requires approval of a variance request as the enclosure does not meet the setback requirement of 15 feet from the property line. The trash enclosure will be located 10'8" from the south property line.

Phase 1 Assessment – N/A

A Phase 1 or 2 assessment is not typically done by BP on sites they have owned and operated for several years. This site has been operated as a service station for 40+ years. BP completed an assessment/ remediation project at the site in 2004. The fuel piping and dispensers were upgraded in 2005 and sampling at that time was not indicative of an environmental problem. See attached email justification from Patrick Lemons (BP).

Arborist Report

An arborist report has been ordered and will be provided under separate cover as soon as it is completed.

CHRIS Data Request

Attached is a copy of the email to the California Office of Historic Preservation, California Historic Resources Information System (CHRIS) requesting a non-confidential records search. Results of the records search will be forwarded to you under separate cover as soon as it is completed.

Construction

Construction activities are estimated to last approximately 4 months. Proposed construction activities will include jack hammering for approximately 2-3 days during the demolition phase. Heavy equipment will also be utilized during the grading process, which will last approximately one week. Construction will comply with the requirements of the City of Sunnyvale.

Please contact me if you have any questions or need additional information.

Respectfully,

Pedro McCracken DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read "Chris Brown". The signature is fluid and cursive, with the first name "Chris" and last name "Brown" clearly distinguishable.

Chris Brown, Project Manager
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