



Statement of Justification

RE: 3725 El Camino Real

Tenant Improvement Project
3725 El Camino Real, Santa Clara, CA 95051

12 December, 2018

Planning Commission:

Our client, Royal Gas Zone Inc. is requesting a conditional use permit to operate a convenience store and potential light restaurant commercial tenant space (i.e. Subway or similar) within the existing footprint of the gas station structure at 3725 El Camino Real.

The Community Commercial (CC) zoning notes conditional uses under 18.36.040(a) as being any conditional use permitted in Neighborhood Commercial (CN). CN zones permit "Grocery Stores" and "Stores which sell alcoholic beverages" which this proposal would fall under. The proposed conditional use is not only a typical partner for a gas station but is similar to the configuration at the Chevron Station across the street at 3740 El Camino Real, also Community Commercial zoning.

The proposed use would not be detrimental to the adjacent big box grocery store(s) as a typical convenience store offering is of a just-in-time nature, serving snack needs for drivers getting gas, not wholesale groceries. In addition, the proposed parking configuration would meet zoning standards. As such, it is our belief that the proposed conditional use would offer no substantial change to the way the site and building are currently used and no detrimental effect to its surroundings and meet the standards of 18.68.030(d) and 18.110.

Hours of operation for the existing service station are 6am to 12pm every day. The Owner proposes the same hours of operation for the convenience store and off-site alcoholic beverages sales, license type 20 – "off sale beer and wine". No on-site alcoholic beverage service would occur in the potential restaurant.

Please contact us with any questions.

Regards,
Brandon Marshall

A handwritten signature in black ink, appearing to read 'Brandon Marshall'.

Owner / Partner
FOG Studio

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