



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**December 8, 2008**

**SUBJECT:**           **2008-0881: Valero [Applicant] Mohan S and Hardev K Dhanota [Owner]:** Application for a property located at **698 N Fair Oaks Avenue** (at Caliente Dr) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District.

**Motion**               Neighbor appeal of Special Development Permit to allow the sale of beer and wine at an existing gas station and convenience store.

**REPORT IN BRIEF**

**Existing Site Conditions**           Automobile service station with convenience store

**Surrounding Land Uses**

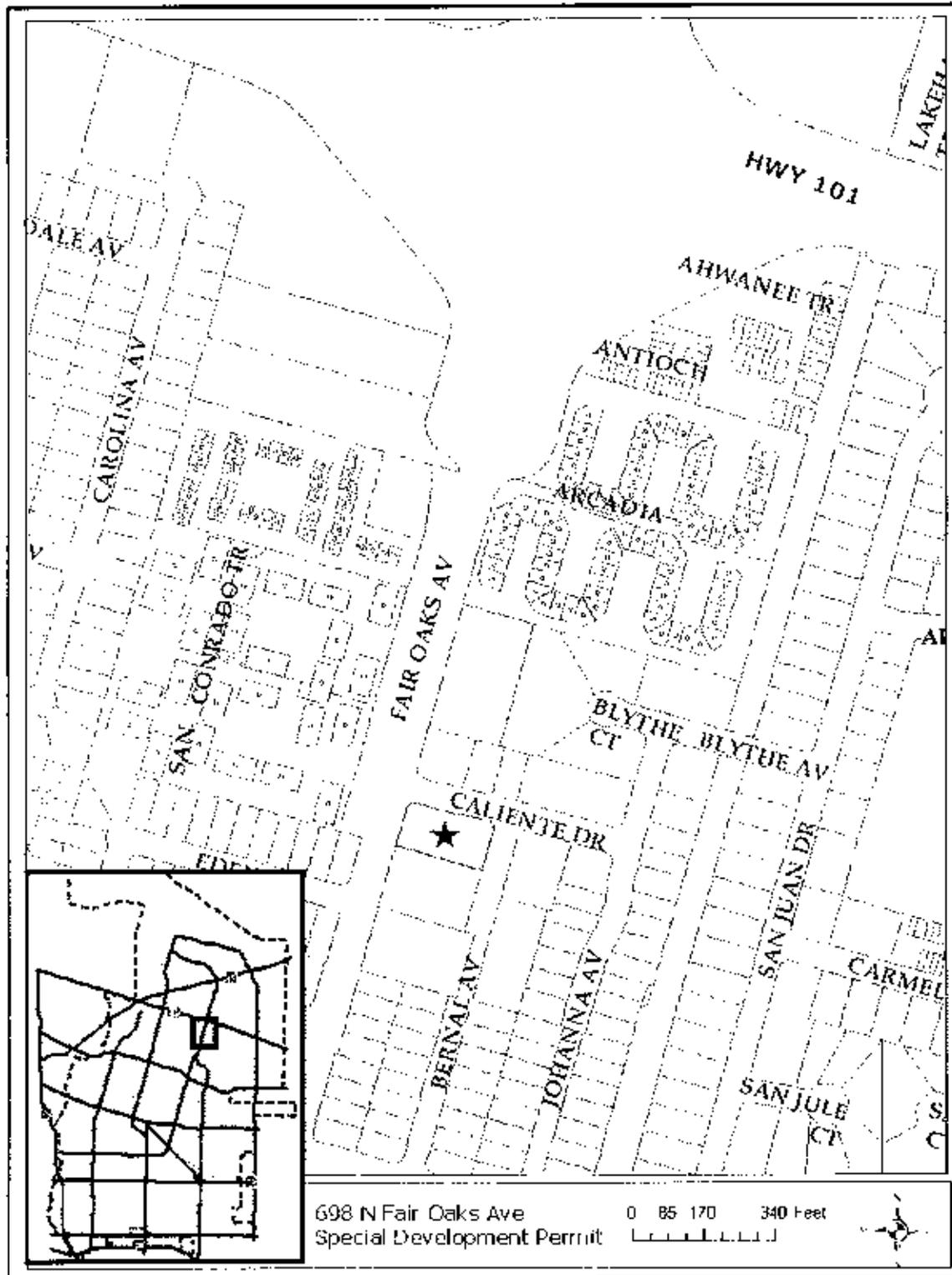
North	Commercial
South	Commercial
East	Residential
West	Residential

**Issues**                               Off-site sales of beer and wine

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Administrative Hearing Officer Decision**           Approved the Special Development Permit

**Staff Recommendation**           Deny the appeal and uphold the decision by the Administrative Hearing Officer, and approve the Special Development Permit



698 N Fair Oaks Ave  
Special Development Permit

0 85 170 340 Feet  
[Scale bar]



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commercial Neighborhood	Same	Commercial Neighborhood
<b>Zoning District</b>	C-1/PD	Same	C-1/PD
<b>Lot Size (s.f.)</b>	26137	Same	No min.
<b>Gross Floor Area (s.f.)</b>	2100	Same	No max.
<b>Lot Coverage</b>	8%	Same	No max.

**ANALYSIS****Description of Proposed Project**

The applicant proposes to offer the off-site sale of beer and wine at an automobile service station's existing convenience store. Beer and wine sales will occur from existing coolers and shelves within the store. No physical changes are proposed to the interior or exterior of the structure.

A community member is appealing this decision because he feels that the off-site sale of beer and wine is not necessary and there are numerous businesses already selling alcoholic beverages in the vicinity of the proposed site.

**Background**

**Administrative Hearing:** This project was previously reviewed at the September 24, 2008 Administrative Hearing. There was one email received by a neighbor not in support of the application. Also, there were 38 written statements received from neighbors against the project.

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2008-0034	Miscellaneous Permit to allow grocery sales at an existing service station	Admin Hearing/Approved	1/23/2008
2000-0395	Miscellaneous Plan Permit to replace signs	Staff Review/Approved	8/1/2000

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
1994-0083	Miscellaneous Plan Permit to allow new gas pumps	Staff Review/Approved	9/8/1994

### **Environmental Review**

A Class #1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class #1 Categorical Exemptions include minor modifications at existing facilities.

### **Use Permit**

**Site Layout:** The subject site is located on the corner of Fair Oaks Avenue and Caliente Drive and has driveways taking access off both streets. There is a single fuel canopy on the west of the property having six fuel pumps. A 2,100 square foot convenience store is located on the east of the property with parking to the north along the site's Caliente Drive frontage. Adjacent uses along Fair Oaks Avenue and Caliente Drive are commercial.

**Compliance with Development Standards/Guidelines:** The proposed project complies with all applicable development standards and guidelines. Off-site sales of beer and wine may be allowed at an automobile service station with approval of a Special Development Permit provided three findings can be made:

- 1) The service station may not be located within 500 feet of another use with off-site alcohol sales;
- 2) The service station may not result in a concentration of more than four businesses with off-site sales of alcohol within a 1000-foot radius; and
- 3) The service station may not be located within 500 feet of a public park or public school.

If any of the above three findings are not met, the permit can only be granted if three additional findings are also met:

- a) The project will not adversely affect persons residing or working in surrounding areas;
- b) The project will not adversely affect surrounding property values; and
- c) The project will not be detrimental to public health, safety, and welfare.

The proposed project is located within 500 feet of another use with off-site alcohol sales. Therefore, the three additional findings (a-c) must be made. Staff believes these findings can be made for the proposed project. The City's Department of Public Safety has inspected the subject site including existing security measures and does not believe the addition of alcohol sales will be detrimental to surrounding persons or properties, nor will it be detrimental to the public health, safety, or welfare. To ensure negative impacts do not result,

SMC section 19.98.020 requires that off-site sales of beer and wine at an automobile service station must comply with the following requirements: no beer or wine shall be displayed within 5 feet of the cash register or front door unless inside a permanently-affixed cooler; no advertisements for beer or wine shall be displayed at motor fuel islands; and employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell beer or wine shall be at least 21 years old. Staff has added these items as Condition of Approval #3 (Attachment B).

**Expected Impact on the Surroundings:** The proposed use is not expected to have a negative impact on surrounding residents, properties, or uses. The proposed sales would occur along with grocery sales in the existing convenience store. Adequate site security is in place to discourage loitering, theft, on-site consumption of alcoholic beverages, and other unpermitted activities.

### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 399 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

**Administrative Hearing:** This project was considered by the Administrative Hearing Officer on September 24, 2008. A neighbor submitted a letter in opposition and 38 petitions were received from neighbors against the project. Overall, the concern is that there already is a high concentration of establishments that sell alcohol. The Administrative Hearing Officer approved the Special Development Permit and was able to make the required findings.

**Applicant's Appeal:** An appeal was submitted by a neighbor that feels that there are numerous existing establishments already selling alcohol near the project site. This will increase the crime level in the area and negatively impact the children and young adults.

### **Conclusion**

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**Applicant's Justification:** The proposed sale of beer and wine will occur along with the currently permitted sale of other grocery items. The applicant feels that this will not have a negative impact on surrounding residents, properties, or uses.

**Discussion:** As previously discussed, staff feels that all required findings for the sale of beer and wine have been met. The proposed site must be at least 500 feet from a use with off-site alcohol. This cannot be met, therefore additional findings are required. The project must not negatively affect peace, healthy, and safety of people in the surrounding area, impair property values, and not be detrimental to public health, safety, and welfare. Based on the review by staff and DPS, the proposed use will not have a negative impact. The other findings that need to be made are that the sale of beer and wine will not exceed concentration of more than four businesses with off-site sale of alcohol within a 1000-foot radius and that the proposed site is not located closer than 500 feet from any public park or public school. The proposed project meets both of these findings.

Staff also feels that the proposed project meets the required findings of the Use Permit. It meets the objectives and purposes of the General Plan of the City of Sunnyvale. Staff feels that this proposed use would provide additional retail without having a negative impact on the community. The other finding is that the additional use does not negatively impact current uses or surrounding development. The site has existing security measures to discourage and monitor any unwanted activity. Although, there are other establishments within the surrounding area that sale beer and wine, the additional sales are not expected to result in an over-concentration of alcohol sales. As discussed, DPS has inspected the site and concluded that the proposed sale of beer and wine will not have a detrimental effect on the surrounding area.

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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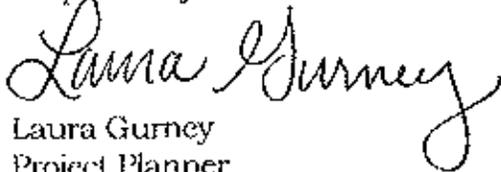
1. Deny the appeal and uphold the decision of the Administrative Hearing Officer and deny the Special Development Permit
2. Grant the appeal and approve the Special Development Permit with the recommended conditions of approval.
3. Grant the appeal and approve the Special Development Permit with modified conditions of approval.

**Recommendation**

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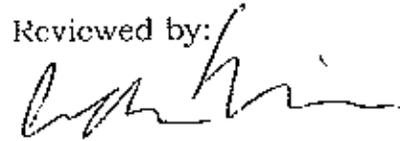
Alternative 1.

Prepared by:



Laura Gurney  
Project Planner

Reviewed by:



Andrew Miner  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Floor Plans
- D. Letters from Other Interested Parties
- E. Petitions from Neighbors

**Recommended Findings – Special Development Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Element – Policy C4.1**

*Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.*

**Land Use and Transportation Element – Action Statement C4.1.3**

*Promote commercial uses that respond to the current and future retail service needs of the community.*

**Land Use and Transportation Element – Action Statement N1.13.2**

*Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character.*

**Law Enforcement Sub-Element – Goal 4.1A**

*Provide a safe and secure environment for people and property in the community.*

**Required findings for Use Permits:**

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *[Finding made]*

The proposed addition of beer and wine sales would provide additional retail services for neighborhood residents, and is not anticipated to have a negative impact on surrounding properties or uses.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. *[Finding made]*

The proposed beer and wine sales would occur along with the currently permitted sale of other grocery items at the convenience store. As conditioned, measures would be taken to protect against sale of beer and wine to, or theft of beer and wine by, persons under the age of 21. There are three other sites within a 1000-foot radius offering the off-site sale of beer and wine; however, the proposed sales are not expected to result in an over-concentration of alcohol sales in the area. The site has existing security measures including lighting and clear visibility into and out of the store to discourage loitering, on-site consumption of alcoholic beverages, and other unpermitted activities. As a

result, the proposed use would not result in negative impacts on surrounding properties or uses.

**Additional required findings for the sale of beer and wine at automobile service stations:**

1. The proposed site must be at least 500 feet from a use with off-site sales of alcohol, unless additional findings can be made that the proposed new sales :
  - a. will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding areas; and
  - b. will not impair the value of property of other persons located in the vicinity of the area; and
  - c. will not be detrimental to the public health, safety or welfare.  
*[Findings made]*

There are existing businesses within 500 feet of the subject site which offers off-site sales of alcohol, requiring the findings above (a-c) to be made. These findings can be made. The proposed off-site sale of beer and wine would occur along with the currently permitted sale of other grocery items at the convenience store. As conditioned, measures would be taken to protect against sale of beer and wine to, or theft of beer and wine by, persons under the age of 21. There are 3 other sites within a 500-foot radius offering the off-site sale of beer and wine, which the proposed sales are not expected to result in an over-concentration of alcohol sales in the area. The site has existing security measures including lighting and clear visibility into and out of the store to discourage loitering, on-site consumption of alcoholic beverages, and other unpermitted activities. As a result, the proposed use would not negatively impact surrounding residents, would not impair surrounding property values, and would not be detrimental to the public health, safety, or welfare.

2. The proposed site will not exceed a concentration of more than four businesses with off-site sales of alcohol within a 1000-foot radius, unless the findings above (1.a - 1.c) can be made. *[Finding made]*

The proposal will result in a total of four sites licensed for off-site alcohol sales within a 1000-foot radius.

3. The proposed site shall not be located closer than 500 feet from any public park or public school unless the above findings (1.a - 1.c) can be made. *[Finding made]*

The subject site is not located within 500 feet of a park or school.

**Recommended Conditions of Approval – Special Development Permit**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Execute a Special Development Permit document prior to issuance of the building permit.
- B. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Special Development Permit will be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain Building permits if required for any proposed equipment installation or other building modifications.
- B. Obtain all appropriate permits and/or licenses from the Department of Alcoholic Beverage Control (ABC).
- C. Comply with all requirements of the previously approved Miscellaneous Plan Permit (#2008-0034) related to grocery sales at the existing service station.

**3. OFF-SITE SALE OF BEER & WINE**

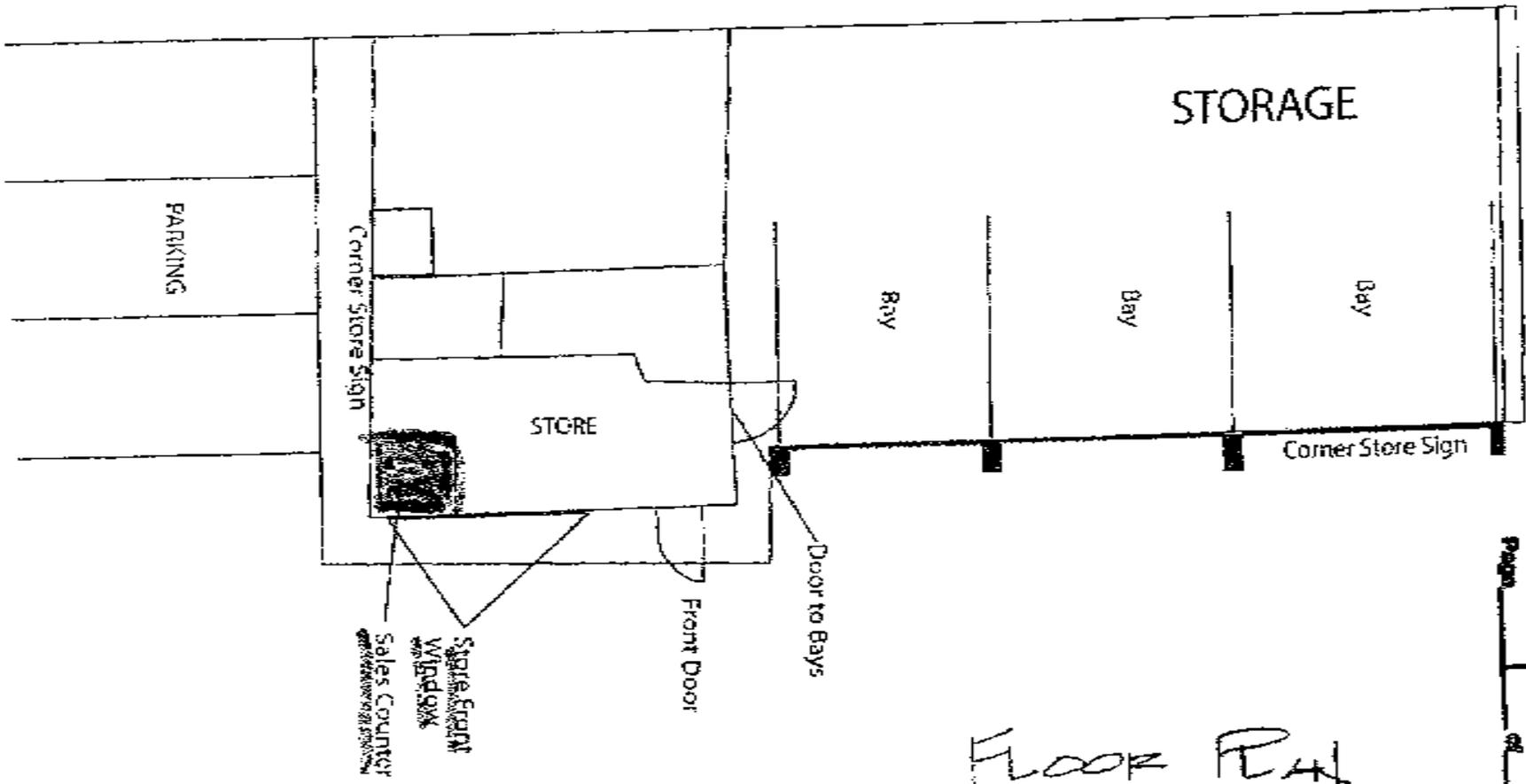
- A. No beer or wine shall be displayed within 5 feet of the cash register or front door unless it is inside a permanently-affixed cooler.
- B. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
- C. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell beer or wine shall be at least 21 years old.

- D. The sale of single servings of beer is prohibited (less than 24 ounces).
- E. Prior to the Department of Community Development approving any licensing by the California Department of Alcoholic Beverage Control, the applicant shall be in compliance with all conditions of approval of the previous permit #2007-1320 that are related to security measures, including lighting and a panic alarm.
- F. The site shall be maintained in a clean manner free of debris and noise to avoid impacts on adjacent residential uses.

ATTACHMENT

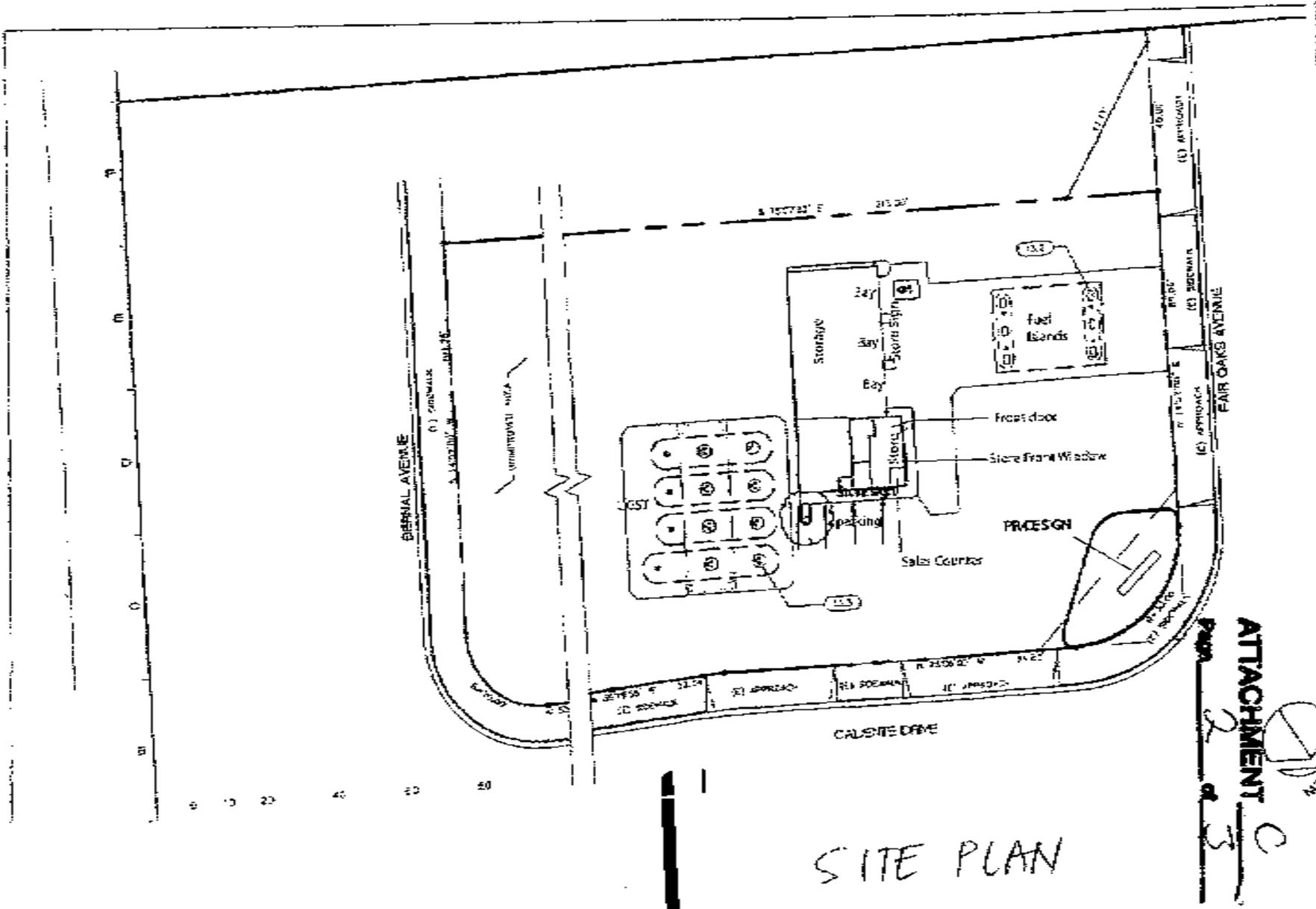
Page 3 of 3

FLOOR PLAN



ATTACHMENT

Page 2 of 3



SITE PLAN

Approved by the Planning Commission  
 By: Annelle  
 Director of Community Development  
 Date: 11/11/11  
 Subject: 11-000017200

00011

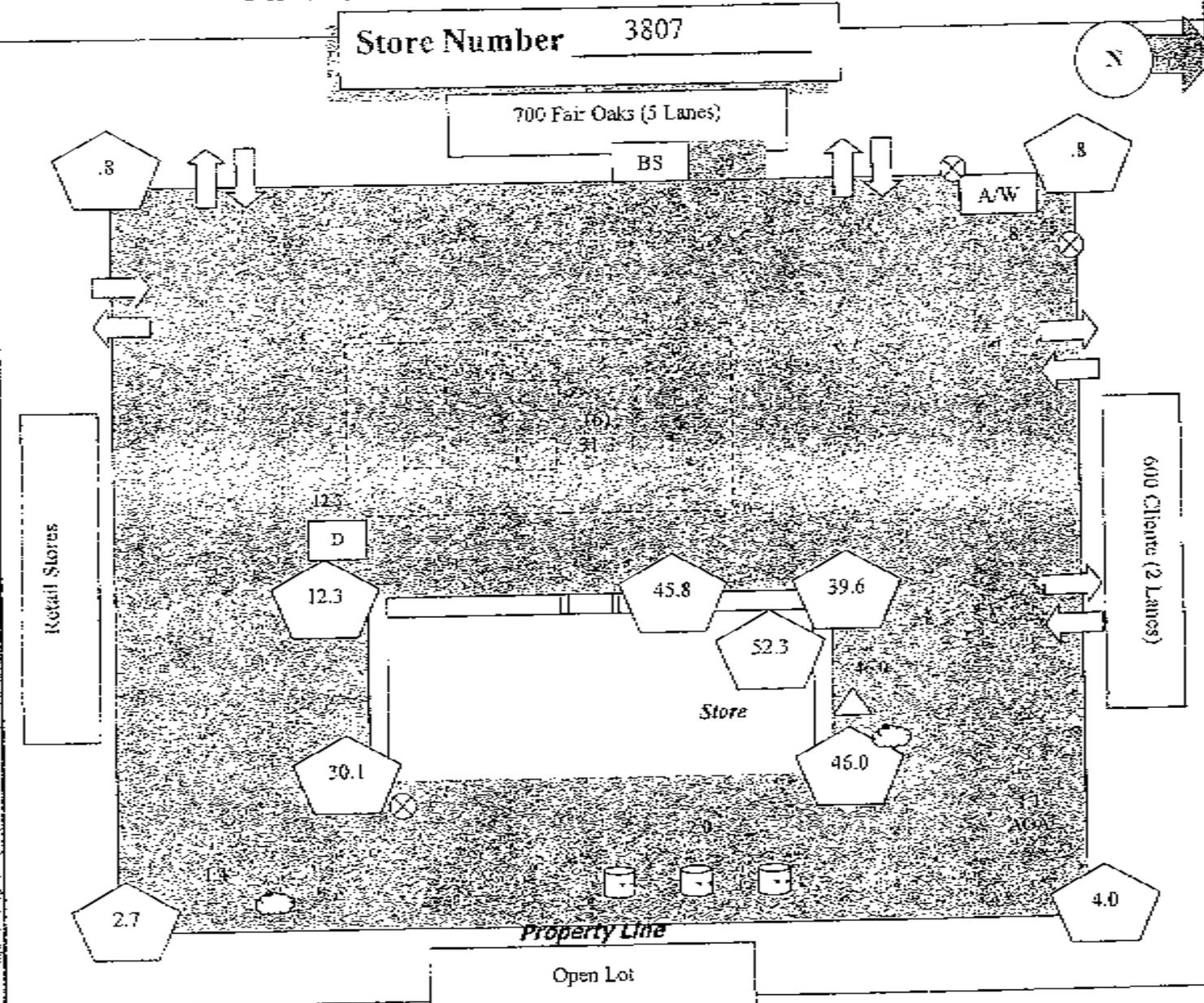
# Valero Watch Site Sketch Layout C

**Legend**

- A/W Air/Walk
- Canopy & Pumping Station
- DM Dumpster
- Tree or Brush
- Tanks
- BS Bus Stop
- T Telephone
- FP Foot Pads

**Legend**

- Entrances
- Fence Line
- Forest and Lighting
- Light (Except Fluorescent)
- Light Measurement Point
- Parking Lot Measurement
- O/F Open Field
- D/C Ditch or Culvert



REMARKS  
 Unit operates 24 hr/365 days

SITE PLAN  
 LIGHTING PLAN

dated 1/4/2008 4:17:00

ATTACHMENT C

ATTACHMENT D

Page 1 of 1

**Noren Caliva - Re: File number 2008-0881**

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**From:** "Carol"  
**To:** "Noren Caliva" <NCaliva@cl.sunnyvale.ca.us>  
**Date:** 9/12/2008 5:13 PM  
**Subject:** Re: File number 2008-0881

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Hi Noren

Can you accept this email as my vote NOT to have 2208-0881 passed. No beer or wine to be sold at an existing gas station and convenience store. Applicant/owner - Valero/Mohan S and Hardev K Dhanota

Thank You  
Carol Pagan

Attn: Project Planner or whom ever concerned  
Sunnyvale, CA  
10/08/08

To the City of Sunnyvale Planning Development Department,

As a resident of Sunnyvale, I would like to express my protest over the approval of alcoholic beverage permit, by the city of sunnyvale to Valero Gas Station, located at 698 Fair Oaks, Sunnyvale.at the hearing on September 24<sup>th</sup> 2008.

There are numerous businesses already selling alcoholic beverages around the close vicinity of the above mentioned location. I list some of them below:

1. Seven Eleven, 708 N. Fair Oaks Ave, Sunnyvale (approx. 200 ft)
2. Island Cuisine, 621 N. Rene Rose, Sunnyvale (approx. 200 ft)
3. Fiesta, 672 N. Fair Oaks, Sunnyvale (approx. 150 ft)
4. Tequiria, 670 N. Fair Oaks, Sunnyvale (approx. 100 ft)
5. Chavez, 666 N. Fair Oaks, Sunnyvale (approx. 200 ft)
6. Liquor and Food, 395 N. Fair Oaks Ave, Sunnyvale (approx. 500 ft)
7. Save N Go Liquor, 343 E. Maude Ave, Sunnyvale (approx. 700 ft)

About 37 neighborhood residence send signed petition protesting this proposal before the hearing on sept.24<sup>th</sup> 2008... I do not see any reason why another alcoholic beverage selling license needs to be issued to the Valero Gas Station which will increase the crime in the neighborhood. There is a considerable population of school going children and young adults in this thickly populated residential area, and more businesses like these are certainly not desirable. I would like to make an appeal to this approval of the alcoholic permit by the city of Sunnyvale. I hope the city of Sunnyvale will take necessary action to keep the neighborhood crime free and peaceful

I express my protest to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Michael C. AYERS Signature: Michael C. Ayers

Address: 600 E. Weddell Dr. #110  
SUNNYVALE, CA 94089

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

As a resident of Sunnyvale, I would like to express my concern over a possible allocation of alcoholic beverage permit, to Valero Gas Station, located at 698 Fair Oaks, Sunnyvale.

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7. Save N Go Liquor, 343 E. Maude Ave, Sunnyvale (approx. 700 ft)

As a humble resident of this neighborhood, I do not see any reason why another alcoholic beverage selling license needs to be issued to the Valero Gas Station. There is a considerable population of school going children and young adults in this thickly populated residential area, and more businesses like these are certainly not desirable.

I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Francisco Chapina Signature: 

Address: 797 San Juan dr  
Sunnyvale CA  
94085

Phone: (408)

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Jose Pimentel Signature: 

Address: Esquivel St #9

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Cornie Buew Signature: Cornie Buew

Address: 1085 Tanager Dr.  
Sunnyvale

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: JORGE RAMIREZ

Signature: Jorge Ramirez

Address: 571-N-EDEN-AVE  
SUNNYVALE  
CA

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Arokh Patel Signature: [Handwritten Signature]

Address: 1086 BRADFORD DR  
SUNNYVALE CA 94089

Phone: (408)

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Rocky Dornas

Signature: 

Address: 516 Fir Ave  
SUNNYVALE  
CA 94086

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Sven Delia

Signature: Sven Delia

Address: 678 Phanna #14  
Sunnyvale Calif  
94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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With all respect,

Name: William Hernandez      Signature: 

Address: 628. San Juan St. #B  
Sunnyvale CA 94086

Phone: 650

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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With all respect,

Name: Leonardo Franco

Signature: Leonardo Franco 

Address: 719 San Jose #6

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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With all respect,

Name: MIKE BOLEN Signature: Mike Bolen

Address: 613 ARCADIA TER #302

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: JULIETA BONGATO Signature: JOBongato

Address: 1002 CANDLEWOOD AVE.  
SUNNYVALE, CA. 94089

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: Roberto Rivers

Signature: [Handwritten Signature]

Address: 756 Santa Paula  
Sunnyvale

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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With all respect,

Name: FRANCIS ALCANTARA Signature: [Handwritten Signature]

Address: 755 N. FAIR OAKS AVE

\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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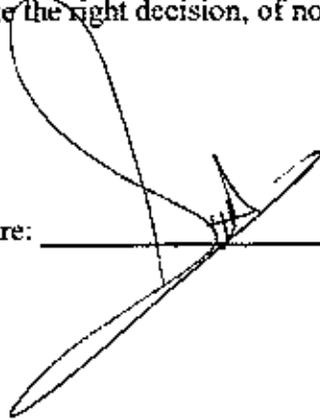
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With all respect,

Name: Salvador Avelal

Signature: 

Address: 797 San Juan Dr  
Sunnyvale CA

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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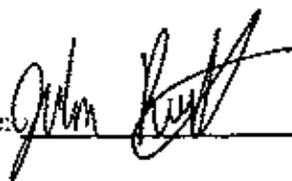
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With all respect,

Name: John Rodgers

Signature: 

Address: 509. N. fair oaks

\_\_\_\_\_  
\_\_\_\_\_

Phone:

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: CORINNE E BROWN Signature: Corinne E Brown

Address: 225 LOMETA #4  
SUNNYVALE, CA

Phone: N/A

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Dol Julius Castro Signature: Dol Julius Castro

Address: 57757 - San Juan  
Drive Sunnyvale  
Cal - 94085

Phone: ( )

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Wally Escobar

Signature: 

Address: 736 San Jule  
ct Sunnyvale  
94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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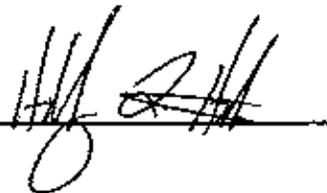
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With all respect,

Name: Holly L. Harter

Signature: 

Address: 600 E. Weddell Dr. #150  
Sunnyvale, CA 94089

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Carrie McCartney

Signature: Carrie McCartney

Address: 100 E. Woodale II Dr # 41  
Sunnyvale, CA 94089

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Marck Oldelia Signature: Marck Oldelia

Address: 673 Johanna ave

#1  
Sunnyvale CA 94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Toby Crawford Signature: Toby Crawford

Address: 572 Balsam Ave  
Sunnyvale CA 94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Janet Ayers Signature: Janet Ayers

Address: 400 E Weddell #110  
Sunnyvale Ca

Phone: \_\_\_\_\_



Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: DANIEL LUEVANO

Signature: [Handwritten Signature]

Address: 674 BLYTHE CT. #43  
SUNNYVALE, CA 94085

Phone: \_\_\_\_\_



Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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7. Save N Go Liquor, 343 E. Maude Ave, Sunnyvale (approx. 700 ft)

As a humble resident of this neighborhood, I do not see any reason why another alcoholic beverage selling license needs to be issued to the Valero Gas Station. There is a considerable population of school going children and young adults in this thickly populated residential area, and more businesses like these are certainly not desirable.

I express my concern to you, with a hope that you will take the right decision, of not adding any more such businesses in this area.

With all respect,

Name: SERGEY LEONGARDT Signature: SLeong

Address: 604 ARCADIA TER #101  
SUNNYVALE, CA 94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

To the City of Sunnyvale Planning Development Department,

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With all respect,

Name: Alvaro Signature: Alvaro

Address: 642 Coliente  
Dr. Ant 28

Phone: (408)

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Aaron Cetina

Signature: Aaron Cetina

Address: 701 San Juan Apt 5

Phone: 408

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Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Rafael Cordoba Signature: Rafael C

Address: 580 Awhame One  
Sunnyvale CA 94085

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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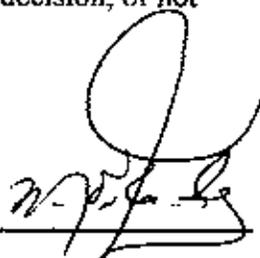
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With all respect,

Name: Tony Valado

Signature: 

Address: BALSAM  
SUNNYVALE CA

Phone: ( ) - - -

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Pedro Cipres

Signature: Pedro Cipres

Address: 642 Caliente DR  
Sunnyvale CA.  
94085

Phone: \_\_\_\_\_



Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: MOLLY BIKNE

Signature: 

Address: 824 SAN JUAN DR  
SUNNYVALE CA

Phone: \_\_\_\_\_

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: Benjamin Robles Signature: Benjamin Robles

Address: 883 San Juan Dr  
Sunnyvale CA 94085

Phone: (

Attn: Project Planner  
Sunnyvale, CA  
9/19/2008

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With all respect,

Name: IVAN SINCER Signature: 

Address: 600 E. WEDDILL  
# 81  
SUNNYVALE, CA 94089

Phone: \_\_\_\_\_

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Sunnyvale, CA  
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With all respect,

Name: Consuelo Catana Signature: Consuelo Catana

Address: 755 West Duane Ave, APT. F  
Sunnyvale, CA 94085

Phone: \_\_\_\_\_