

**Response Letter and
Supplemental Narrative Overview
Pre Application for Conditional Use Permit for Doaba Motors
May 24th, 2017**

Introduction

This narrative has been written to serve as a supplemental component of the Use Permit Application submitted to request approval to conduct sales and fabrication of commercial delivery vans and commercial trucks.

The applicant is Balwinder Kaur Badwal dba Doaba Motors, a minority, woman owned business serving the local community since 2000, who has filed an LLC for the purchase and acquisition of the subject property known as 40 E. San Martin, San Martin, CA.

Summary of Project

Doaba Motors is proposing to acquire and take over the existing facility located in San Martin at 40 E. San Martin Ave, San Martin, CA 95046, converting it from a pallet manufacturing, repair and sales use to a Commercial vehicle storage, Commercial vehicle sales and Commercial vehicle fabrication facility consistent with permitted uses for this location. The two primary Commercial Vehicles Doaba stores, fabricates and sells are Mercedes and similar Commercial Vans as well as Commercial Mid Duty Trucks such as Ford F-250 and similar mid-sized commercial vehicles for local farmers, local contractors and other similar industries need a mid-range Commercial Van or Truck.

Responses to Comment letter dated 9/15/2016

1. **Request for Photo Evidence:** Photo evidence is provided and attached.
2. **Request for electronic copy of plan submittal:** Provided as attachment to this letter
3. **Request for a written Project Description:**
 - a. There are no sheds being proposed. The site will remain as is with two structures on site
 - b. **Proposed Use of Property and Daily Activity**
On-Site Staff-Operational Hours Primary hours of operation would be 9-5, open late by special appointment and open on weekends by special appointment.
 - c. **Doaba Staff is comprised of:**

Surinder who negotiates and arranges all sales.

Balwinder who maintains AR/AP, all back office and related management responsibilities

1-2 part time driver/helper whose primary responsibility are to shuttle vehicles to and from Automotive drop points when a vehicle is purchased as well as shuttle to and from

101 Autobody, an outside repair facility Doaba Motors contracts with for all bodywork or mechanical repairs are facilitated.

1 specialist who up-fits/fabricates Sprinter Vans and specialized contract help as needed.

If the shuttle driver/s were on-site and not picking up/delivering vehicles, and Balwinder was present to collect office documents, the on-site fabrication specialist and Surinder the sales manager would make a maximum of 5 Doaba staff, however we expect our fabrication specialist and sales manager to be the primary day to day staff onsite staff, averaging 2 onsite staff members at all times.

TOTAL 5 Staff expected..... 2 Customers per day

- d. No changes to the existing structures are proposed with this permit.
- e. Photos of the structures and site are provided
- f. Traffic Generation Data
 - i. Number of trucks expected daily are 2-3
 - ii. The size of the trucks are two axel vans and pick up trucks to be fitted for racks.
Please see below for photos of the types of truck and vans we service.
- 4. No New Structures are proposed. The sheds are no longer a part of this permit request. Please see plans for elevations of the existing structures.
- 5. The plans have been revised as requested. Approximate distances have been verified and the height of structures have been identified as a one story building 22 feet in height for the front building and a one story 28 foot tall warehouse on the south side of the property.
- 6. No New Signs are proposed
- 7. No trees are proposed to be removed. New trees along the street are proposed towards the south of the property as shown on the plans in accordance with applicable codes. Also, finished vehicle parking is defined as vehicles that have had racks installed. Unfinished vehicle parking refers to vehicles that are going to have racks installed and are moving along the assembly queue as shown on the plans.
- 8. No changes to the existing structures are proposed.
- 9. Parking has been addressed and we are providing more than the minimum
- 10. A check for the Evaluation is provided.
- 11. No trees are proposed for removal
- 12. No trees are slated to be removed
- 13. Revised plans are provided showing the septic tank evaluation
- 14. Environmental Health has been contacted and since the site is to be used in as is condition no further tests were needed.
- 15. A will serve letter is provided herein.
- 16. No modification to the buildings are proposed
- 17. A dedication is provided in the plans.
- 18. The FWL is shown on the plan. No encroachments are found.
- 19. The pavement edge has been identified
- 20. The gate access has been clarified.
- 21. Please see above for traffic generation data
- 22. The circulation and parking operations are now shown.

23. The site will be used in as is condition and no new impervious area is proposed to be added to the site. The current site conditions meet the needs of our business of installing racks to the sides of vans and trucks.

Detailed project description:

Doaba Motors specializes in the resale and customization of Commercial Vehicles primarily Mercedes Sprinter and similar Commercial Vans as well as Mid Duty Ford F150, F250, F350 and similar commercial Mid Sized trucks for industry. In this capacity, Doaba Motors sells as few as 5 units per month and as many as 18 during peak months historically, averaging between 10-13 monthly in recent years. This site would be used as the storage, sales & up fitting(fabrication) facility for such activities and we estimate no more than an average of 15-20 vehicles on-site waiting for customer pick up or sale.

Doaba motors will park and display it's Commercial Vehicles lined up facing the fence on Depot. This proposed location will afford storage capacity and room for what we expect to be approximately 5-10 or so per month additional F250 or similar Commercial Work trucks Doaba Motors cannot currently accommodate due to it's current location and operational restrictions.

Doaba Motors primary customer is the small local farmer, plumber, electrician, mover or any small business that needs an economical, reliable Commercial delivery van or truck to take their goods and services to market or to a local jobsite.

Secondary to the storage/showing/sales component and use of this site is the up fit/fabrication component where our installation specialist installs/fabricates add-on components such as hydraulic lift gates, handicapped lift platforms, exterior roof racks for lumber or plumbing, interior modifications such as shelves, parts bins and other organizational storage configurations custom ordered and up fitted based on the needs of each customer.

Our fabrication and up-fitting is limited to a modest, dry, non-hazardous operation where we primarily install the equipment described above and depicted in the pictures below, showcasing some of our past work.

Actual use of the on-site premises day to day would come down to primarily 2 uses.

1. Sales from the small front office with an average of between 10 & 20 customers per month, roughly 4 customers per week meeting with Doaba's sales staff (Surinder) to consummate the sale, licensing and up fitting requirements for each customers unique needs.
2. Physical up-fitting/fabrication of each vehicle in the small covered shop area attached to and behind the sales office.

We don't anticipate more than 3-4 individuals on site at any given time and that would be our peak estimate. Assuming our sales, fabrication and 2 customers.

The nature of Doaba Motors business is primarily local businesses and buyers, who find our vehicles online, or call Doaba and specifically ask us to find a uniquely configured Sprinter Van, acquire it, prepare it and then sell that finished product to them. On-site activity will usually consist of paperwork after the vehicle is acquired, safety certified and/or repair off site at 101 Autobody on N. 11th street in San Jose and then up-fitted/fabricated to suite customers' needs before final delivery.

Doaba Motors runs a successful, but quiet, low key Commercial Vehicle sales with up fitting/fabrication operation most of which is done over the phone and internet with a primary staff of 3 employee's and on-demand staff as needed. This has been the case for 15 years, we don't see any significant change to our business model other than a modest increase in Mid Duty Commercial trucks by simply moving the sales operation to San Martin where Doaba Motors will have a yard to accommodate the storage and display of these vehicles. Our primary goal is secure our own storage, display, and modest up fitting location for the 10-20 units we sell each month.

It's important to note that during the original pre-application hearing, there were concerns brought up about large semi truck carry carrier type transport vehicles. None of Doaba Motors Commercial vehicles are shipped on site, as referenced above, we have shuttle drivers who drive and deliver them after picking them up rail and other transport locations throughout the greater Santa Clara, San Francisco, Oakland Bay Area.

Site Improvements

In general, the facility and site having been used for a wood pallet sales, repair and manufacturing facility is more than adequate and suitable for our needs in it's current, AS-IS condition.

Changes we will make are primarily limited to cosmetic and those required in an effort to comply with any requirements of our Use Permit and to enhance the visual aspect, ADA requirements and comfort of our sales operation.

Supporting documentation

Following this narrative we have included the following pictures to support and illustrate the intended use for our application.

1. Doaba Motors current sales operation. An executive office of about 8x8 for the purpose of complying with DMV requirements for a physical office located at 478 E. Santa Clara Street, Suite 204, San Jose, CA 95112. This information can be readily found online.
2. 101 Autobody who currently store all Sprinter Vans as a courtesy to Doaba Motors since Doaba Motors exclusively contracts all their mechanical and body repair needs to 101 Autobody. This location is 1033 N. 11th Street, San Jose, CA 95112
3. Pictures of prior fabrication completed for Doaba customers to their Sprinter Vans.
4. Several ads and marketing to support the business model for Doaba Motors.

Doaba Motors Current Location

This location at 478 E. Santa Clara Street, Suite 204, San Jose, CA 95112, is the office building where Doaba Motors rents an executive office month to month to fulfill the DMV requirements. From this 8x8 executive office space Doaba Motors negotiates, arranges financing, and works with buyers to up-fit/fabricate their Sprinter Vans. All the business that transacts from this small office will move to the similar, but slightly larger modest office in the front of 40 E. San Martin.



Stereotypical vehicle Doaba Motors fabricates/up fits and sells are Commercial Sprinter Vans in addition to Ford F-150, F-250, F-350 Commercial Trucks.

DOABAMOTORS

**478 E SANTA CLARA ST SUITE 204
SAN JOSE, CA 95112
TEL: 408-705-4109**

[Home](#) [Inventory](#) [Car Finder](#) [Specials](#) [Directions](#) [Contact Us](#)

2011 Mercedes-Benz Sprinter Cargo 3500 144 WB 3dr DRW Cargo Van

[Return to Inventory](#)

[print brochure](#)

DOABA Motors of San Jose, CA

Price: \$26,340 Special \$24,900	Vin: Click Here for VIN
Mileage: 153,286 miles	Stock #: 5466
Exterior: WHITE	Engine: 3.0L V6 Turbo
Interior: Gray	Transmission: Automatic 5-Speed
Trim/Package: 3500 144 WB 3dr DRW Cargo Van 3500 144 WB 3dr DRW Cargo Van	Fuel Type: Diesel
MPG City/Hwy: N/A	



[Click Image to Enlarge](#)
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Vehicle Options

- Abs - 4-Wheel
- Alternator - 220 Amps
- Antenna Type - Mast
- Anti-Theft System - Engine Immobilizer

- Front Air Conditioning Zones - Single
- Front Airbags - Dual
- Front Brakes - Ventilated Disc
- Front Headrests - 2

- Rear Door Type - Barn
- Rear Suspension Classification - Solid Live Axle
- Roll Stability Control
- Roof Rack

[View All Options](#)

Vehicle Notes

2011 MERCEDES BENZ / FREIGHT LINER / DODGE SPRINTER 3500 HIGH ROOF DUALY W/B 144 (SUPER HIGH CEILING) 3.0L TURBO DIESEL CARGO VAN, POWER WINDOWS, POWER LOCKS, POWER MIRRORS, POWER STEERING, A/C, DUAL AIR BAGS, CLEAN VAN, CLEAN TITLE, RUNS GREAT CALL FOR TEST DRIVE.

Join Dealer Inventory Alert Email List

Join our inventory alert email list and be notified each time we add a new vehicle

Your Email:

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How often would you like to receive inventory alerts?

The screen shots on the following page show a partial list of Commercial vehicles currently available as of October 16th, 2015

About 94% of our current and past inventory is Commercial transport vans or Commercial work trucks as you'll note below. You can quickly get a feel for the Doaba commercial lineup by looking at the website we've used for the last year at www.doabamotors.net By scrolling through our past and available inventory you'll notice that about 70% of our inventory is Mercedes(Dodge) Sprinter commercial delivery vans, the remaining 30% is split between Ford commercial delivery vans, Ford trucks and other smaller commercial delivery vans and trucks.



2004 Dodge Sprinter Cargo
Special \$10,900



2010 Chevrolet Aveo
Special \$6,400



2010 Ford F-150
Special \$14,900



2007 Ford E-Series Cargo
Special \$8,400



2001 Chevrolet Express
Cargo
Special \$4,900



2010 Dodge Grand Caravan
Special \$8,900



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2004 Dodge Sprinter Cargo 2500 High Roof 140 WB 3dr Extended Cargo Van

(Stk #:6742)

Price: \$43,850
Special \$10,900

259,004 miles

408-705-4109

2004 MERCEDES BENZ / DODGE SPRINTER 2500 HIGH ROOF W.B 140 AUTOMATIC, 2.7L TURBO DIESEL CARGO VAN, MILES 259004, POWER WINDOWS, POWER LOCKS, POWER STEERING, A/C, DUAL AIR BAGS, CLEAN VAN, CLEAN TITLE, RUNS GREAT, CLEAN VAN, CLEAN TITLE, RUNS GREAT CALL FOR TEST DRIVE.



View Photos



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Details



Inquiry



2006 Ford F-150 STX 2dr Regular Cab Styleside 6.5 ft. SB

(Stk #:1659)

Price: \$9,750
Special \$7,400

120,272 miles

408-705-4109

2006 FORD F150 SXT 6 CYLINDER 4.2L AUTOMATIC, 8 FEET BED, MILES 120272, POWER STEERING, A/C, DUAL AIR BAGS, 4 NEW TIRES, CLEAN TITLE, RUNS GREAT CALL FOR TEST DRIVE.



View Photos



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Details



Inquiry



2008 Dodge Sprinter Cargo 2500 170 WB 3dr Cargo Van

(Stk #:6607)

Price: \$19,875
Special \$17,900

171,220 miles

408-705-4109

2008 DODGE SPRINTER 2500 HIGH ROOF W.B 170 3.0L TURBO DIESEL CARGO VAN, POWER WINDOWS, POWER LOCKS, POWER MIRRORS, A/C, DUAL AIR BAGS, CLEAN VAN, CLEAN TITLE, RUNS GREAT, CALL FOR TEST DRIVE.



View Photos



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Details



Inquiry



2007 Ford E-Series Cargo E-250 3dr Cargo Van

(Stk #:9747)

Price: \$9,650
Special \$8,400

134,379 miles

408-705-4109

2007 FORD E250 SUPER DUTY CARGO VAN, POWER STEERING, A/C, DUAL AIR BAGS, CLEAN VAN, CLEAN TITLE, RUNS GREAT CALL FOR TEST DRIVE.



View Photos



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Details



Inquiry



2011 Ford Transit Connect Cargo Van XL 4dr Mini w/o Side and Rear Glass

(Stk #:3374)

Price: \$14,560
Special \$10,900

122,023 miles

408-705-4109

2011 FORD TRANSIT XL, 4 CYLINDER, AUTOMATIC, MILES 122023, POWER STEERING, A/C, DUAL AIR BAGS, CLEAN VAN, CLEAN TITLE, RUNS GREAT CALL FOR TEST DRIVE.



View Photos



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Details



Inquiry



2012 Mitsubishi Fuso 16 Foot Box Truck

(Stk #:0467)

Price: \$36,800
Special \$29,900

70,635 miles

408-705-4109

2012 MITSUBISHI Fuso Box Truck - FE160 Box Truck - Straight Truck, 4CYL Mitsubishi Engine 161 hp; Diesel Fuel Type: 70635 Miles Only; Automatic OD; Engine Brake; Spring Suspension; 16 ft Length x 96 in Width; 96 in Inside Height; Roll up Door; 215/85R17.5 Tires; 132 in Wheelbase; 15,995 lb Gross Vehicle Weight; Drive Side: Left Hand Drive; Clean Truck; Air Conditioning; Cruise Control; AM/FM; [More info](#)



displaying 8 favorites

newest

\$10900



★ Oct 15 2004 MERCEDES BENZ / DODGE
SPRINTER 2500 HIGH ROOF DIESEL
CARGO VAN \$10900 (SAN JOSE)

\$10900



★ Oct 15 2004 MERCEDES BENZ / DODGE
SPRINTER 2500 HIGH ROOF DIESEL
CARGO VAN \$10900 (SAN JOSE)

\$18000



★ Oct 14 2012 F250 diesel with Blown Head
Gasket \$18000 (san jose north)

\$7400



www.doabamotors.com

\$7400



www.doabamotors.com

\$7400



www.doabamotors.com

Sample Fabrication/Up fit work

These are just a few examples of fabrication/modification/up fitting work that Doaba Motors facilitates for its customers including exterior racks of all kinds, hydraulic lifts for handicap purposes, freight, and interior storage for repair personnel of all types.









Doaba Motors Contract Repair Facility in San Jose

101 Autobody located at 1033 N. 11th Street is the primary vendor or contract repair facility where most of our inventory is currently stored while it is repaired before we consummate our sales in our office on E. Santa Clara.

The image is a screenshot of a Google search results page for the query "101 autobody and paint san jose". The search bar at the top shows the query and the Google logo. Below the search bar, there are tabs for "Web", "Maps", "Shopping", "News", "Images", "More", and "Search tools". The search results show "About 423,000 results (0.67 seconds)".

The first search result is for "101 Auto Body & Paint" with the website "www.101autobodyandpaint.com/". It includes a location pin for "1033 N 11th St, San Jose, CA 95112" and a phone number "(408) 293-1010".

Below this, there are several other search results from Yelp and YP.com, all listing "101 Auto Body & Paint" with a 5-star rating and a 5/5 rating. These results include reviews and contact information.

On the right side of the search results, there is a detailed business listing for "101 Auto Body & Paint". This listing includes a star rating, a "Directions" button, and the following information:

- Address:** 1033 N 11th St, San Jose, CA 95112
- Phone:** (408) 293-1010
- Hours:** Open today · 9:00 am – 5:30 pm

The listing also features a "Reviews" section with two reviews:

- "This was the best experience I have ever had dealing with a body shop."
- "The service was excellent and prices are more than reasonable."

Below the reviews, there is a "People also search for" section with five suggestions:

- Minh's Auto Body & Paint
- Sturken Auto Body and RV Repair
- USA Touch Up Auto Collision, Inc.
- Kim's Auto Body
- San Carlos Auto Body & Repair

The listing also includes a "Feedback" button at the bottom right.

The picture below is the contract vendor 101 Auto Body & Paint that Doaba Motors outsources all their repair, safety and paint work to. You can see all the Commercial delivery vans at their facility, 100% of

which are owned Doaba Motors.

