

South Bay Airstream Adventures

13635 Sycamore Avenue

San Martin, CA 95046

APN: 825-14-051

Planning Record No. 11225-18PA

Project Description



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Burrue Enterprises for:
San Marin SG Holdings, LLC

burrue
enterprises
"Professional Engineering Consulting Services"

Contents

Proposed Project	2
<i>Executive Summary and Property History.....</i>	<i>2</i>
<i>Proposed Uses</i>	<i>3</i>
<i>Existing Use Permit Modification Request</i>	<i>3</i>
<i>Proposed New Maintenance and Repair Building</i>	<i>4</i>
<i>Proposed Site Improvements and Upgrades.....</i>	<i>5</i>
Pre-Application Comment Responses	5
<i>General Plan.....</i>	<i>5</i>
<i>Architecture.....</i>	<i>5</i>
<i>Landscaping</i>	<i>6</i>
<i>Zoning</i>	<i>6</i>
<i>Local Servicing.....</i>	<i>6</i>
<i>Project Description and Plans</i>	<i>7</i>
<i>Parking</i>	<i>7</i>
<i>Signage.....</i>	<i>7</i>
<i>Zoning Setbacks</i>	<i>8</i>
<i>Tree Removal</i>	<i>8</i>
<i>Grading</i>	<i>8</i>
<i>Early Public Outreach.....</i>	<i>8</i>
<i>Environmental Review</i>	<i>8</i>
<i>Department of Environmental Health.....</i>	<i>8</i>
<i>Fire Marshal</i>	<i>9</i>
<i>Land Development Engineering</i>	<i>9</i>
<i>Roads and Airports Department</i>	<i>9</i>
<i>Building Inspection.....</i>	<i>10</i>
Engineering and Construction Considerations	11
<i>Occupancy Class</i>	<i>11</i>
<i>Fire Protection.....</i>	<i>11</i>
<i>Environment and Health</i>	<i>11</i>
<i>Drainage and Site Improvements</i>	<i>11</i>
<i>County Easement</i>	<i>11</i>

Proposed Project

Executive Summary and Property History

The new South Bay Airstream Adventures facility sits on a 5.28-acre parcel located at 13635 Ave in San Martin, CA. Airstream is the current tenant and leases the property from San Martin SG Holdings, LLC, who is petitioning the County of Santa Clara to modify the existing Use Permit in order to construct a new Maintenance and Repair building on the property. This modification will increase the intensification of the use on the property and thus requires appropriate reviews from the County.

The County originally approved a Use Permit for the property on September 11, 2007, applied for by Randy and Kim Scianna. Architectural and Site Conditions of Approval were included with the original Permit. This facility has been used as a Recreational Vehicle (RV) Sales and Storage business since that time and has met all permitted required conditions. The new tenants, Airstream Adventures, will be using the property in a similar manner as previous tenants except for servicing and repairing their own RVs or RVs that they take in as trade-ins.



Since 2007, this property has been rezoned to RR-5AC-sr-sm, which changed its nature from an agricultural use to rural residential. New requirement imposed on the property include upgrading the property to meet the new San Martin Zoning Design Guidelines that spell out the architectural and landscaping design conditions that must be met.

On April 6, 2018, San Martin SG Holdings, as owner of the property through its representative, Burrue Enterprise, applied for a Pre-Application Meeting to discuss the project and understand the process for modifying the existing Use Permit. The Pre-Application Meeting was held on April 18, 2018 a letter summarizing the requirements was issued by the County on June 29, 2018. This Project Description has been prepared to address the requirements of that letter and to prepare the Use Permit and Architecture and Site Approval (ASA) application submittal.

Since the Pre-Application Meeting, applicant has spent time investigating in various Engineering and Construction considerations summarized at the end of this Project Description. Besides finding a suitable building design for the new Maintenance and Repair Building, the most significant impact to the project is the requirement to add fire sprinklers and upgrade the entire fire protection system; the need to increase the septic system capacity; and the development of an overall site drainage plan. This submittal summarized the design concepts that will be detailed in the Final Improvement Plans.

Proposed Uses

As proposed in the Pre-Application Project Description, the ASA application includes Plans and Project



Description that states that the intent of the application is to modify the existing Use Permit to read ***“to establish a facility for the sale, maintenance, repair, display and storage of general machinery and equipment; agricultural machinery and equipment; and recreational vehicles (RV) and equipment, including: motorhomes, trailers, campers, golf carts, and also to maintain an existing wireless telecommunication facility of approximately 60-foot tall. The facility includes an existing 3,200-sq.ft. sales and storage building and approximately 17,000-sq.ft. of display facing***

towards Sycamore Ave. An additional 150,000-sq.ft. of storage and display area faces US HWY 101. Facility also includes a 4,025-sq.ft. maintenance and repair building and 10,000-sq. ft. staging area for RV and auto trade-ins. Future use may include auto sales.”

In order to meet the proposed new use and Zoning Ordinance Chapter 2.10, applicant requests that the property be permitted for **Commercial Use** under the title **“Automotive Sales & Service”**, established for the sale, rental, maintenance, and repair of automobiles, RVs and other passenger vehicles, not including heavy-duty trucks. The Requested subclassification for this Use will be **“General Repair”**, including minor light-vehicle repair and replacement of manufacturer’s parts, electrical repair, minor welding repairs, glass and door replacements, bodywork, painting, motor and other mechanical rebuilding, and suspension and tire repair.

Existing Use Permit Modification Request

The original Use Permit approved in 2007 allowed for the sale and storage of general equipment including RVs. In order to modernize the facility and expand its’ use to include light duty vehicle repairs and maintenance, the applicate requests that the Use Permit be modified in order to add and increase the **“intensification”** of the allowed uses. These new requested uses include:



- Allowing the repair and maintenance of light duty vehicles sold on site or taken in trade
- Adding minor welding on site

- Adding small quantiles of hazardous waste
- Increase the number of employees on site to a maximum of 20 per day
- Increase the estimated number of customers on site to 20 per day
- Increase the estimated number of total people on site to 29 per day
- Change business hours to Mon-Sat from 8am to 6 pm and Sundays from 11am to 5pm

The new use intensification that will not be required include:

- Use of property as a junkyard
- Use of property for the sale, repair or maintenance of heavy duty equipment or semi-trailer trucks

Proposed New Maintenance and Repair Building



Airstream sells mainly non-motorized camping trailers at the San Marin Facility. As part of its' sale activities, it plans on doing after-sale repairs and warranty work. The only building currently on site is used for Sales and Administrative work only. As part of its' lease agreement, the property owner has agreed to provide Airstream with a maintenance and repair building. Originally, the building proposed was a tension fabric building like the ones used at the San Jose Convention Center. It was decided by the County that such a building was inconsistent with the San Martin Integrated Design Guidelines. As a result, the building style being proposed is a "barn-style" all wood building with a metal roof. The new proposed maintenance and repair building will have a sprinkler system and have its' own bathroom. This building will have four workstations and house power tools, some hazardous materials and small welders that will allow Airstream to repair their product line equipment and ready some trade-ins for resale. Hours of operation will be the same as that state for the entire site. This building will be located in the south-east side of the site near the existing fire lane and southern gate. Access to this building will normally be through a new gate adjacent to the existing parking lot.

Proposed Site Improvements and Upgrades

Site Improvements will include preparing the building site so that a new foundation can be poured for the building. Drainage drawings will be prepared as part of the building permit submittal. Since most of the site drains naturally towards south-west corner of the property, it is anticipated that a small detention pond will be located there. We are still investigating the best way to handle possible overflow. Other site work will include the replacement of the existing gravity fire protection system (tank, wharf hydrants and underground piping) with a new pressurized system to pressurize new standard hydrants and the new sprinkler systems. This will require new trenching work.



No major cut or fill is anticipated and will certainly be less than the 150 CY threshold called out the County.

Pre-Application Comment Responses

General Plan

The subject property will comply with all General Plan Rural Residential land use requirements. Property is designated as a San Martin Commercial and a non-residential development project, and will designed and operate accordingly.

Architecture

In compliance with the San Martin Integrated Design Guidelines (SMIDG) the new proposed Maintenance and Repair Building will incorporate natural materials with a variation of textures and colors that are compatible with a rural setting. The new building will be made of wood and have a steel roof. Barn Pros is a manufacture of barns and buildings designed to blend into a rural setting. There model “Warehouse-72” will be modified to meet the requirements of the projects and come to the site as a pre-fabricated building. The new proposed building size will 48-ft x 84-ft or 4,032-sq.ft. Building will have four maintenance bays, a bathroom and be fully sprinklered. Architectural features include:

- All Douglas Fir tongue and groove wood siding
- “Ranchwood” exterior Finishing Package (distressed color)
- Cedar Cupolas
- Clear-span engineered steel trusses
- Rough-sawn gabled ends
- 12 Window packages
- 3/12 Pitched metal roof

Landscaping

Over the years since the original Use Permit was issued, the landscape conditions have changed. In particular, several trees have died or have been removed. To correct the situation, an updated landscaping design has been prepared by a licensed Landscape Architect in order to beautify the property. The new plan now complies with the SMIDS Guidelines and treats the western boundary along US HWY 101 as a “scenic highway”. Trees will be prominent feature of the design. Trees along HWY 101 have been added in the design along with updated sign area landscaping features and a white wood truss fence. The new design will also add trees to the interior of the property as a means of screening buildings, water tanks, fuel tanks and parking lots from US HYW 101 and from Sycamore. New trees, shrubs and ground cover will be added along property lines and near buildings. Landscape strips along HWY 101 will be 20-ft wide and 10-ft wide along the sides. The new building will be screen from view of the freeway by large palm trees and trees along the eastern boundary will screen the building from Sycamore Ave.

Zoning

In order to meet the proposed new use and Zoning Ordinance Chapter 2.10, applicant requests that the property be permitted for **Commercial Use** under the title “**Automotive Sales & Service**”, established for the sale, rental, maintenance, and repair of automobiles, RVs and other passenger vehicles, not including heavy-duty trucks. The Requested subclassification for this Use will be “**General Repair**”, including minor light-vehicle repair and replacement of manufacturer’s parts, electrical repair, minor welding repairs, glass and door replacements, bodywork, painting, motor and other mechanical rebuilding, and suspension and tire repair.

As a result of this requested designation, property owners are submitting to the Santa Clara County Planning Department via a Use Permit and ASA process a request to modify the existing Use Permit to allow this all uses as defined in the in Section 2.10.40 of the General Plan.



Local Servicing

This property has served the local community for several years as an RV Sales and Storage Facility. Being a rural community with a passion for outdoor activities, San Martin has always supported outdoor actives including hiking and camping. Airstream Adventures is a national brand of recreational vehicles and has decided to bring their products to serve the South Bay from this property. This use and service to the local community is totally consistent in this rural setting. Also, the 75th percentile threshold of a maximum of 30 people and 16,440 SF of building area will not be violated and therefore meets the requirement for a Local-Serving use.

Project Description and Plans

As part of the Use Permit/ASA application, this Project Description shall serve as the primary document to explain all site improvements. In addition, a Site Plan, Architecture Drawings and Landscape Drawings will be submitted to identify all new and existing buildings, architectural features, floor plans, building details, proposed uses, parking layout, septic design, fire protection, current and new uses, exterior lighting, and preliminary landscape plan.

Parking



As noted in your response letter, the Santa Clara County Zoning Ordinance requires 4 parking spaces per vehicle work station and 1 space per employee based on the maximum employees working on the premise at any time during the normal work week. In addition, the Ordinance requires a parking space for every company care parked on the premise any portion of normal working hours or additional required spaces that the County deems necessary. The parking spaces required in the original approved Use Permit was 21 spaces.

Based on the proposed use as a General Repair Automobile Sales and Service Facility with a 4,032 SF Service and Maintenance Building with (4) four vehicle work stations or Bays, the new proposed parking shall be as follows:

Parking Category	Required Parking Spaces	Proposed Parking Spaces	Comment
Work Station	4	4	Four Bays in New Bldg
Company Vehicles	2	3	Future Co. Vehicles
Max Employees	20	21	Current parking lot to be use for customer and employee parking
Handicap Parking	<u>0</u>	<u>2</u>	2 HC Spaces required in original Use Permit
TOTAL:	26	30	

Signage

There are no new signs being applied for at this time. There are two existing signs permitted as part of the original use permit. One sign exists as an entrance monument at the main Sycamore Avenue entrance and one exits on the US HWY 101 property line. A separate ASX Permit application with updated landscape drawings and proposed sign modifications has been submitted to the County for approval by Airstream Adventures. These two signs will comply with the SMIDP.

Zoning Setbacks

The property currently meets all County zoning setback requirements. There is a 20-ft road easement along Sycamore Avenue and both the existing building and the new proposed building are a minimum of 30-ft from the right-of-way line. There is an existing fence within 100-ft of US HWY 101. This fence will be replaced by a new white wood truss fence in compliance with the SMIDP guidelines.

Tree Removal

No trees will be removed from the property. Quite the contrary, an updated landscape plan is being proposed to add trees to the property.

Grading

No cut or fill in excess of 150 cubic yards is anticipated at this time. Therefore, no grading approval is required at this time and no grading plans are being submitted as part of this application. If after the final improvement drawings are complete, during the building permit phase of the project, the design indicates that the project will exceed this limit, a grading permit will be applied for.

Early Public Outreach

As required by the County, all neighbors will be notified in writing of the upcoming plan to revise the existing Use Permit, the addition of a new Service and Maintenance Building and an introduction of their new neighbors, South Bay Airstream adventures, and their new proposed uses. In addition, a sign will be posted on-site following County policy. These early public notices will be accomplished immediately after this application is submitted and accepted by the County Planning Department.

Environmental Review

This application includes a petition to use prior CEQA results. In addition, application has contacted County approved consultants in order to obtain quotes to prepare a Noise Study, if it is determined that it will be required. If required, a Noise Study will be initiated after the submittal of this application.

Department of Environmental Health

As noted in the County's response letter, the existing permitted septic system comprises of a 1,200-gallon tank adjacent to the existing Sales and Admin Building and dual 200-ft leach fields with excess capacity. This system currently services two bathrooms in the existing building. The proposed intent is to increase the size of the existing tank to 1,500 gallons and add an additional 1,500-gallon tank near the new proposed Maintenance and Repair Building. One of the existing two 200-ft leach fields will be dedicated to the existing building and the second will be dedicated to the second one. A licensed contractor will be hired to test and evaluate the existing septic systems and confirm the viability of the proposed one.

As discussed, the new proposed Maintenance and Repair Building will house a small amount of hazardous materials required to repair and maintain recreational and other vehicles. MSDA Sheet are included in this submittal for the following anticipated materials:

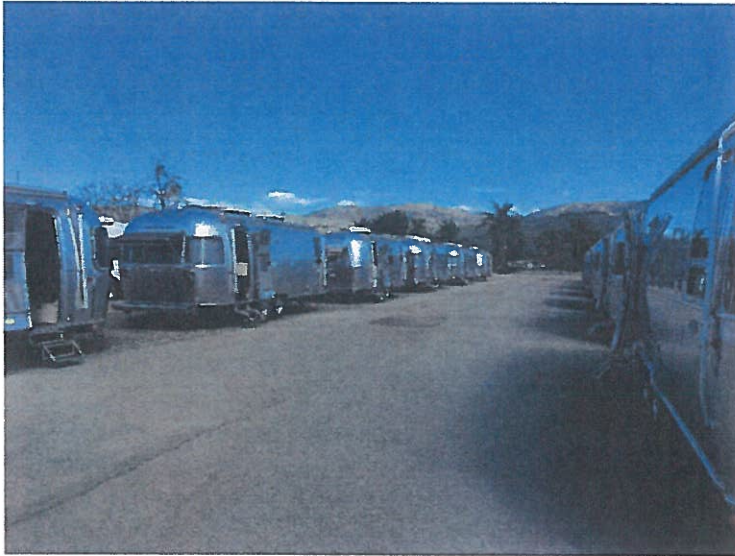
- Automobile Oils, Fluids and Lubricants
- Gasoline
- Cleaning Solvents

Fire Marshal

The entire fire protection design is being revamped. Not only will the new building be equipped with fire sprinklers, the existing sales building will be retrofitted with a new fire sprinkler system. In addition, the gravity water supply systems will be upgraded to a pressure system in compliance to all codes and regulations. We will address the access to the existing fire land turnaround and access to the new fire hydrants in order assure easy access for the fire department.



Land Development Engineering



Grading, drainage and site improvement drawings will be prepared as part of the Building Permitting process along with the Central Coast Watershed design measures. This submittal will include a Site Plan with general design concepts only.

Roads and Airports Department

The path of travel to the new maintenance and repair building is from the exiting parking lot and through a newly installed 25-ft gate. No new driveways are required.

Any deferred improvements to the frontage of the property will be provided on the Improvements Drawings as part of the building permit process. All improvements will be consistent with the County's Roads and Airport Standard Details and Specifications. No tree removal is contemplated along the County easement area or anywhere on site. Also, no off-site customer or employee parking is contemplated in the design.

Building Inspection



Once the Use Permit is approved by the Planning Commission, a Building Permit Application will be submitted. As part of the submittal a geotechnical report will be provided in order to design the new building foundation. Mandatory CalGreen measures will be complied with.

Detailed Architectural Drawings will be submitted showing all ADA compliant accessibility routes, ADA parking, bathrooms and breakrooms. In addition, all materials and architectural features for the new Maintenance and Repair Building will be in compliance with the San Martin Design.

In addition, Architectural and Mechanical drawings will be prepared for the Building Permit Application detailing ADA compliance of the bathrooms and lunchroom and the new sprinkler system.

Both buildings will be subject to County Building Department Inspections and approvals before occupancy is allowed.

Engineering and Construction Considerations

Occupancy Class

The new proposed Maintenance and Repair Building is 4,032 SF and will store some hazardous materials and will house welding machines and welding activities. Since the proposed building is a wood structure, it will be fully sprinklered and will be designated as a Building Occupancy Class Group F-1, or Factory with Moderate Hazard, per 2016 California Building Code Section 306.2. Occupancy Group F-1 Factory, Moderate Hazard, allows a Type VB Wood Building, per 2016 California Building Code Table 506.2.

Storage of gases for welding, and chemicals for cleaning or may also require the building to meet Group H Hazardous occupancy requirements, depending on quantity of materials stored, per current UBC standards and codes.

Fire Protection

The existing 3,600 SF building on site was originally permitted by the County in 1996. It was inspected and signed off by the Fire Marshall at the time. This building was originally used as a nursery and for agricultural storage. Therefore, no sprinklers were required and a gravity fire protection system with wharf fire hydrants was approved and installed. Now that the building is used for sales and general office space, the fire protection systems will need to undergo major modifications including: removing the existing 20,000 gallon fire protection water tank with one two or three times larger; replacing the existing 4" diameter underground fire protection piping with 6" piping; replacing the existing wharf fire hydrants with standard hydrants; adding sprinklers to the existing building as well as the new proposed building; and pressurizing the fire protection system with fire pumps.

Environment and Health

Two bathrooms in the existing Sales Building are served by a 1,200-gallon septic tank and 400 linear feet of leach fields. The original septic system was originally built and permitted by the County and was designed to have excess capacity. It is anticipated that the current leach lines can be extended to serve both the new Maintenance and Repair Building as well as the existing building. Leach tests have been ordered to evaluate the current capacity of the existing septic system. Once the results of a leach test are available, a final design will be proposed.

Drainage and Site Improvements

The site is relatively flat. There is a slight grade towards the south-west corner of the property. It is anticipated that the final improvement plans will include swales along the property lines directing site drainage to the low point of the property where it will be detained by a small detention pond. Any excess runoff will be allowed to runoff to the existing channel along US HWY 101, assuming permission can be obtained from Caltrans. An alternative will be to provide onsite underground storm drain storage tanks.

County Easement

A 30-ft County easement exists along Sycamore Avenue. A new survey is being prepared that will assure that there is no encroachment and that required setbacks are maintained. All existing landscaping will be maintained with any fallen trees replaced. Driveway access, design and standards will meet all current County Standards.

September 13, 2018

Transmittal Sheet
Use Permit Modification Application

- I. Purpose: Modification of Existing Conditional Use Permit
 - a. File No. 1323-72-32-07P-07A (original 2007 F/N)
 - b. CUP Approved September 11, 2007
 - c. Original Applicant: Randy & Kim Scianna
- II. Requested Planning Procedure
 - a. Use Permit (Modification of Existing Permit) (P)
 - b. Architectural and Site Approval (ASA)
- III. Property Information
 - a. Property Address: 13635 Sycamore Ave, San Martin, CA 95046
 - b. APN No. 825-14-051
 - c. Recorded Size: 5.28 acres
 - d. Land Use Designation: Rural Residencia in San Martin Planning Area
 - e. Zoning: RR-5Ac-sr-sm
- IV. Applicant Information
 - a. Current Owner: San Martin SG Holdings, LLC.
 - b. Authorized Representative: Edward Saldana
 - c. Applicant/Engineer: Burrue Enterprises, José A. Burrue, PE
- V. List of Submitted Documents and Materials
 - a. County Planning Development Application – 1 copy
 - b. Signed Acknowledgements and Agreement Form – 1 copy
 - c. Project Description Form – 1 copy
 - d. Project Description (Detailed Report) – 1 copy
 - e. Online Property Profile – 1 copy
 - f. Existing Use Permit with Conditions of Approval w/ Requested Modifications – 1 copy
 - g. Original Building Permit – 1 copy
 - h. Accessor's Parcel Map and Expanded View – 1 copy
 - i. Title Company Borrows Statement (Proof of current ownership) – 1 copy
 - j. Environmental Information Form – 1 original and 10 copies
 - k. Petition for Exemption from Environmental Assessment Form (used for Petition of Use of Prior CEQA) – 1 copy
 - l. Landscape Water Efficiency Checklist – 1 original and 2 copies
 - m. Well Information Questionnaire – 2 copies
 - n. Hazardous Sites Questionnaire – 1 copy
 - o. Santa Clara Valley Habitat Plan-Coverage Screening Form – 1 copy
 - p. Site Plan, Architectural Design and Landscape Dwgs 8-1/2"x11" size – 1 copy
 - q. Site Plan, Architectural Exterior Elevations, Architectural Floor Plans and Landscape, 24"x36" size – 14 copies
 - r. Photos of Site – 1 set
 - s. Barn Pros Warehouse Garage Model Specs and Photos – 1 set
 - t. Filing Fee Check - \$11,973 (application + environ assess exemption fees)

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