



**STAFF REPORT**  
**Zoning Administration**  
**November 7, 2024**  
**Item No.3**

Staff Contact: Valerie Negrete, Senior Planner  
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**PLN23-113 (Mama’s Market)**

**Architecture and Site Approval and Grading Abatement/Approval**

Summary: Architecture & Site Approval (ASA) and Grading Abatement/Approval for the legalization of a façade change to an existing 2,025 square foot (sq. ft.) market “neighborhood grocery store” and site improvements including new fencing, sign replacement, upgraded trash enclosure, parking re-surfacing and re-establishment of perimeter landscaping. The project includes demolition of the existing 750 sq. ft. addition. Proposed grading quantities associated with the Grading Approval include 281 cubic yards (c.y.) of fill, with a maximum depth of .05 feet.

**Owner:** Mammini Eugene C Et. El.  
**Applicant:** Jeff Eaton, E2 Architecture  
**Address:** 13305 Sycamore Avenue, San Martin  
**APN:** 825-14-050  
**Supervisory District:** 1

**General Plan Designation:** Rural Residential  
**Zoning:** RR-5Ac-sr-sm  
**Project Area:** .07 acres  
**Present Land Use:** Grocery Store  
**HCP:** Rural Development Not Covered

**RECOMMENDED ACTIONS**

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- A. Accept a Categorical Exemption under Section 15301 of the CEQA Guidelines, Attachment A; and
- B. Grant an Architecture & Site Approval (ASA) and Grading Abatement/Approval, pursuant to Conditions of Approval outlined in Attachment B.

**ATTACHMENTS INCLUDED**

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Attachment A – CEQA Determination – Use of a Prior CEQA Document  
Attachment B – Preliminary ASA Conditions of Approval  
Attachment C – Location & Vicinity Map

## PROJECT DESCRIPTION

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The proposed project is a request for approval of a façade change (exterior siding, re-roof, windows, and doors) to an existing 2,025 sq.ft. grocery market building and site improvements including parking lot re-paving, perimeter fencing, and signage replacement. The project also includes demolition of the unpermitted 750 sq. ft. rear office addition. The applicant seeks approval of the work conducted to the existing building and parking lot without requisite permits. The application does not include any expansion of the existing footprint of the originally approved building and grocery market use (*Retail Sales and Services*<sup>1</sup>).

The site is surrounded by Sycamore Avenue along the northern property line, San Martin Avenue on the south and Highway 101 to the west. For reference, refer to Attachment C which includes a location and vicinity map of the project site.

### *Code Violation History*

According to County Zoning Ordinance Section 5.20.150, the decision-making body (Zoning Administrator) may deny an application where there is a violation on said property unless an expungement or compliance agreement has been recorded on the property. In this case, the County and the Applicant have entered into a Compliance Agreement that specifies how and by when these violations must be corrected. If approved by the Zoning Administrator, the proposed Architectural and Site Approval (ASA) would allow the applicant to apply for the necessary building permits required to fully permit this work.

In September 2022, the Building Department placed a Stop Work Order on the property for construction being conducted without requisite permits by a former tenant. The building was vacated prior to the Stop Work Order as the Health Department reported that the market had an inactive food and tobacco permit since July 2022. In accordance with Zoning Ordinance Section 5.65.050, if a use established pursuant to a valid use permit ceases for a period of twelve (12) consecutive months, the use shall be deemed abandoned. In late 2022, the property owner began working directly with the Department to discuss how to address the violations conducted by their former tenant as the tenant had not continued working with the Department due to personal legal troubles. The former tenant was subsequently no longer associated with property and given the unique situation involving the former tenant and the willingness of the property owners to work with the Department to resolve the code violations, the Department agreed to toll the use permit cessation period to allow the owners time to address the violations.

In addition to the building and grading permits, these improvements also require an Architecture & Site Approval ASA approval for the improvements to the building and site as well as a Grading Abatement/Approval for the parking lot resurfacing. The project re-establishes the original ASA conditions (File No. 22P74.7) for the site with minor modifications discussed further below.

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<sup>1</sup> Santa Clara County Zoning Code Section - § 2.10.040. - Non-residential use classifications - *Retail Sales and Services*. (Commercial); [https://library.municode.com/ca/santa\\_clara\\_county/codes/code\\_of\\_ordinances?nodeId=TITCCODELA\\_US\\_APXIZO\\_ART2BADI\\_CH2.10DEUSCL\\_S2.10.040NSIUSCL](https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELA_US_APXIZO_ART2BADI_CH2.10DEUSCL_S2.10.040NSIUSCL)

### *Façade changes*

The exterior of the existing 2,025 sq.ft. building was changed from beige stucco siding to wood-like panels to emulate a barn style structure painted dark red with off-white trim without permits. The roof pitch and size has not changed from the original, but roofing was altered from wood shingles to a modern corrugated metal steel façade. Storefront door and window locations were not changed but they are now lined with aluminum trim. Bollards along the edge of the parking bays were removed and the applicant proposes to replace an aging trash enclosure at the side of the existing building. The unpermitted 750 sq.ft. office addition to the rear will be removed as part of this project. No new area is proposed as part of this approval. A rendering of the proposed modified storefront is shown below.

Original light fixtures were replaced, and new lighting was installed along the roof, storefront and within the roof eaves without permits. As a condition of approval, lighting levels shall be adjusted to ensure no lighting will spill over the property line. In addition, ASA guidelines require minimum lighting within parking areas. As another condition of approval, final lighting plans shall indicate the equivalent of one (1) foot candle of illumination throughout the parking area and additional uplighting throughout landscape features.

**Figure 1: New storefront**



### *Landscaping*

Perimeter landscaping will be re-established to the originally approved plans. Fencing is proposed to span along the perimeter and be 4' foot high open wood style. The fence will be conditioned to remain open fencing and setback along the corner of San Martin Avenue and Sycamore Avenue to allow for increased visibility pursuant to Zoning Ordinance Code 5.40.040.C).

### *Signage*

Three (3) signs were approved with the original grocery store and will be updated with this ASA. Two monument signs (240 sq.ft. in area) will remain at the corner of Sycamore and San Martin Avenue. One attached storefront sign will be updated in the same

location. The storefront sign is approximately 12' x 2' and will be located at the entry of the store. All signs are to be located within the approved locations and sizes.

*Grading*

The existing parking lot was resurfaced without grading approval. Parking stall dimensions and the location of stalls will not change from what was approved. Grading quantities associated with the grading violation include 281 cubic yards (c.y.) of fill, with a maximum depth of .05 feet. The applicant proposes to remove 221 c.y. of fill and legalize 60 c.y of fill to be utilized for the parking lot repaving.

No changes to the location of any of the existing utilities are proposed.

Approval of the subject ASA must be granted before required Building Permits to correct the code violations can be issued by the Department.

**REASONS FOR RECOMMENDATION**

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**A. Environmental Review and Determination (CEQA)**

The project is categorically exempt from CEQA review under Section 15301 of the CEQA Guidelines, California Code of Regulations Title 14, which covers existing facilities. Section 15301 exempts “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration” of existing facilities “involving negligible or no expansion of existing or former use.” No changes to the existing building location are proposed with the subject modifications beyond what was approved with the original use permit and ASA (File No. 22P74.7). Therefore, pursuant to CEQA Guidelines Section 15301, staff recommends the Zoning Administrator consider and adopt the categorical exemption, for Mama’s Market. See Attachment A for the CEQA Statement of Exemption.

**B. Project/Proposal**

1. **General Plan:** Rural Residential
2. **ASA approval:** ASA approval standards, applicable regulations, and findings: The project meets all of the ASA Guidelines through the ASA approval process approved by the Zoning Administrator.
3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for the RR-5Ac-sr-sm Zoning District, as summarized below:

Structures

**Height:** 16 ft. high

**Setbacks:** 47 ft. Front setback , 29’ Side setback, 30’ Rear setback

Fences

**Height:** 6 feet

**C. ASA Findings:**



Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administrator may grant an Architecture & Site Approval contingent upon specific findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

**A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;**

The project is a request to legalize work conducted to an existing grocery store site (approved in 1976, County File No. 22P74.7) also known as “Mama’s Market”. The project was approved with 14 parking stalls along the storefront and along the side of the 2,050 sq.ft building. Onsite circulation is in conformance with Zoning Ordinance Sections 4.30.040 and 4.30.070(B).

On-site circulation has been reviewed by the Fire Marshal and Land Development Engineering and no issues were found to suggest circulation is inadequate. Access through the site is via Sycamore Avenue. The Roads and Airports Department also reviewed the plans and information submitted by the applicant and found that the existing grocery store site adequately meets the requirements from Roads and Airports Department’s Traffic Division.

As such, this finding *can* be made.

**B. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district;**

The subject property is surrounded by Highway 101 to the west, a public storage business is north of the site and tractor rental business is located south. The proposed 4-foot open wood fencing along the property perimeter will be conditioned to remain open. Open fencing is consistent with the rural setting and surrounding neighborhood. There are no additional structures proposed as part of the subject ASA permit.

The as-built exterior matches the rural aesthetic of San Martin and the surrounding properties. Moreover, the property is consistent with the San Martin Integrated Design Plan. The design of the grocery store exterior emulates a barn with barn doors which will match the massing of a typical barn in the area. The existing structure is over 100 feet from Highway 101 but is highly visible to travelers along Highway 101 therefore it is important that any changes to the structure are rural in nature in order to be consistent with the setting. New fencing is also rural and is proposed to be a white open picket fence style, as shown on sheet PA.1.2. Fencing compliments the barn appearance and is typical of a rural setting. An existing trash enclosure was removed and is proposed to be replaced in the same location along the side of the store building. Attachment D includes the site plan, floor plans, and elevations for the proposed building.

Lighting along the exterior of the building was replaced. The lighting fixtures are downward-directed with glare shields, as shown on sheets A5-2 & A5-3 of Attachment D. Per the submitted photometric plan, lighting is focused downwards, and a condition of approval will be added to ensure there would be no spillage of lighting beyond the

property line. Plans indicate the average illuminance to be 1.04-foot candles (fc) and a condition of approval is included to ensure final lighting plans show lighting levels to be at zero at the property lines and any light fixtures on the building rooftop shall be downlit.

The proposed exterior changes to the structure, fencing and new landscaping will match the surrounding area, and therefore will not be detrimental to the surrounding area or neighborhood.

Signs will be replaced but not larger or in a different location than what was originally approved (approved in 1976, County File No. 22P74.7). Three (3) signs were approved with the original grocery store and will be updated with this ASA. Two monument signs (240 sq.ft. in area) will remain at the corner of Sycamore and San Martin Avenue but will be conditioned to be located outside of the 40-foot visibility triangle on San Martin Avenue and Sycamore Avenue. One attached storefront sign will be updated in the same location. The storefront sign is approximately 12' x 2' and will be situated above the entry facing Sycamore Avenue.

For the reasons stated above, this finding can be made.

**C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;**

When the project was approved in 1974, it was conditioned to include perimeter landscaping which hasn't been maintained throughout the years. A preliminary landscape plan was submitted by the applicant for review which includes the required landscaping along Sycamore Avenue and San Martin Avenue. Additional landscaping is proposed to span along the rear of the site between the property boundary and Highway 101. Landscaping conditions did not change as part of this ASA, but additional landscaping is proposed. The preliminary landscape plan indicates reestablishment of the landscaping that had not been fully maintained through the years. Staff added a condition of approval requiring that the landscaping meet the requirements of the original approval (County File. 1276P74.7, Condition No.14). The final landscape plan is also subject to the requirements of the County Sustainable Landscape Ordinance. As such, the final landscape plan will not be detrimental to the character of the surrounding area and will blend in with the character of the surrounding area.

As such, this finding can be made.

**D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;**

No additional changes are proposed to the building footprint or the parking configuration as a part of this ASA. The project has been reviewed with respect to all applicable regulations relating to public health and safety by County subject matter experts, including Land Development Engineering, Department of Environmental

Health, and the Fire Marshal. All subject matter experts have recommended approval of the project with Conditions and determined that the project will not result in significant, unmitigated adverse public health, safety, or environmental effect. Furthermore, the CEQA analysis for the project determined that with the conditions of approval, the project would not result in any significant environmental impacts (See Attachment A).

As such, this finding can be made.

**E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;**

The project site does not contain any creeks or streams. The site is located within the 100-year flood zone and has been reviewed by County Land Development and Engineering staff with respect to all applicable regulations relating to drainage and flood control. As a condition of approval, the applicant shall submit building permit plans for the changes to the existing structure as well as apply for a grading permit to legalize the grading conducted within the parking lot. All improvements will be verified to be in accordance with the County's Floodplain Management Ordinance (SCC Code C12-800 to C12-826) during permit review.

As such, this finding can be made.

**F. Adequate existing and proposed fire protection improvements to serve the development;**

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. No changes are proposed to the existing parking configuration and the building has adequate access. The project is conditioned to ensure that existing fire access and fire protection shall remain available at all times.

For these reasons, this finding can be made.

**G. No significant increase in noise levels;**

The project is not anticipated to cause any significant increase in noise levels to the surrounding neighborhoods. During the operation of the grocery store no complaint related to noise have been reported. Even so, as a standard condition of approval the project has been conditioned to comply with the requirements of the County Noise Ordinance Section B11-152 pertaining to exterior noise limits.

The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. A condition of approval has been included to limit construction activities to the hours of 7:00 AM and 7:00 PM, Monday through Saturday, with no construction activity occurring between the hours of 7:00 PM and 7:00 AM, or on Sundays.

Therefore, as conditioned, this finding can be made.

**H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.**

The project site is zoned RR-sr-sm, which is the “Rural Residential” zoning district and the project received approval as a “neighborhood grocery store” in 1974. The standards applicable to development within this zoning district were applied to this project, the applicant worked diligently to keep improvements within the original footprint and approved parking configuration. The zoning district for “RR” requires a minimum front, side and rear setback of 30 feet, respectively. The store building was finalized on 2/21/1975 with a rear setback of 29-feet (Building Permit No.1975-20659-00). Once the 720 sq.ft unpermitted office addition is removed as part of this proposal, the original 29-foot rear setback would be retained. The project complies with the development standards that were originally approved for the project and no modifications to the existing structure are proposed.

As such, this finding can be made.

**I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city’s urban service area; and**

The property is located within the Rural Residential zoning of San Martin with a Rural Residential Santa Clara County General Plan. Allowable uses in the Rural Residential areas are residential, agricultural and open space. Commercial, industrial and institutional uses may be established only where they are sized to be local-serving in nature (R-LU 57). The project was deemed to be in conformance with County’s General Plan as the project received approval to operate a “neighborhood grocery store” in 1976. The use of the market has only ceased temporarily while the property owner worked with their architect to clear building and grading violations conducted by a former tenant.

As such, this finding can be made.

**J. Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and other applicable guidelines adopted by the County.**

The proposal will be required to adhere to all Conditions of Approval required by the reviewing land use agencies and the Zoning Administrator. The intent of the “*Guidelines for Architecture and Site Approval*” is to “*secure the general purposes of the zoning ordinance and the General Plan and maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood.*” The original, permitted proposal is in harmony with the existing neighborhood and served as a local market for residents in

the area. The grocery store building, once the illegal addition is removed, would remain in general size and scale with the surrounding setting. There will be no significant environmental effects on traffic, or congestion, or noise associated with the ongoing use of the property as a market.

As such, this finding can be made.

**D. Grading Findings:**

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

**A. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

Proposed grading quantities associated with the Grading Abatement/Approval includes 281 cubic yards (c.y.) of unpermitted fill, with a maximum depth of .05 feet. Grading was conducted to resurface the parking lot area. The applicant proposes to remove all unpermitted fill with the exception of 60 c.y. to establish....

The site is relatively flat and the proposed grading to be retained is needed to ensure proper drainage on the site and ensure the natural terrain and existing topography of the site are left minimally altered. No changes to the parking lot configuration or size are proposed. As such, the amount, design, location, and the nature of proposed grading is necessary to establish the improvements, which are a permissible use in the RR zoning district.

As such, this finding can be made.

**B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.**

The applicant will be required to obtain a Grading Permit through the County's Land Development Engineering, which will ensure that the project adequately drains to an approved location. Grading work has been done without permits, this project includes a request for grading abatement to permit the grading work that was done on site and there is no indication from preliminary inspections that there was excessive material deposited onsite. No creeks or waterways are located within the project site. Therefore, no grading is proposed near a creek that may impair any existing spring or watercourse. As such, this finding can be made.

**C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading would not result in any scenic, biological, or aquatic resource impacts. Grading was conducted to resurface the existing parking lot area and no changes to any natural landscape were impacted as a result of this grading. Fill to resurface the parking lot will remain and no impacts to any natural landscape, scenic or biological resource were found. The site is a developed commercial property and there are no biological and aquatic resources on-site.

As such, this finding can be made,

- D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The 2,025 sq.ft. building is existing and was approved in 1976, as a “neighborhood grocery store.” No grading for new structures is proposed however grading was conducted to re-surface the existing parking lot. The subject Grading Abatement/Approval is requested in order to legalize the after-the-fact grading by removing 221 c.y. of fill and retaining 60 c.y. of fill. The proposed grading, with compliance with the conditions of approval in Attachment B, would be in conformance with all applicable regulations.

As such, this finding can be made.

- E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.**

The site improvements involve retaining 60 c.y. of fill for resurfacing the existing parking lot on a developed property. No additional fill or cut is authorized. Access to the site will remain the same as what was approved in 1976, and landscaping will be re-established within the existing surrounding grades. As such, the proposed grading is designed to conform with the existing topography, which is relatively flat, and minimizes grading and visual impacts.

As such, this finding can be made.

- F. Grading conforms with any applicable general plan or specific plan policies; and**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading was minimal and is not visible from off-site as the site is relatively flat. Grading will not have any adverse visual impacts from surrounding uses and therefore will be in keeping with General Plan policies. The proposed landscaped area will be reestablished and will be in keeping with the existing grade and is therefore compatible with the surrounding development in the area.



As such, this finding can be made.

**G. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**

The project site is in the Rural Residential zoning district on a developed commercial site and is not located within a hillside zoning district. This finding *does not apply* to the site.

**BACKGROUND**

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On December 17, 1974, the Planning Commission approved the 2,025 sq.ft “neighborhood grocery market”, also known as “Mama’s Market.” The grocery store building was subsequently constructed in 1975 (Building Permit No. 1975-20659-00). The market remained in operation until 2022 when the former tenant made several alterations to the existing building and re-surfaced the existing parking lot without permits. A stop work order was issued by the Building Department and the property owners were issued a series of Notice of Violations as they met with the Department to address the violations. In addition to the building and grading permits, these improvements also require an ASA approval and Grading Abatement/Approval. The subject project re-establishes the original ASA conditions (File No. 22P74.7) for the site with minor modifications discussed above.

The County and the applicant have entered into a Compliance Agreement that specifies how and by when these violations must be corrected. If approved by the Zoning Administrator, the proposed ASA would allow the applicant to apply for the necessary building permits required to fully permit the project (Attachment E).

On July 7, 2023, an application for Architecture and Site Approval and Grading Abatement/Approval was submitted for the Mama’s Market violations. The application was deemed incomplete August 5, 2023, and was resubmitted on July 8, 2024, and on September 7, 2024 and the application was subsequently deemed complete on October 7, 2024. As of the date of this report, no public comments have been received for this application.

A public notice was mailed to all property owners within a 300-foot radius on October 29, 2024, and was also published in the Post Records on October 28, 2024.

**STAFF REPORT REVIEW**

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Prepared by: Valerie Negrete, Senior Planner

Reviewed by: Joanna Wilk, Principal Planner

Approved by: Samuel Gutierrez, Principal Planner

# Attachment A

## CEQA Determination – Use of a Prior CEQA Document

**County of Santa Clara**  
**Department of Planning and Development**  
 County Government Center, East Wing, 7th Floor  
 70 West Hedding Street  
 San Jose, CA 95110  
 Phone: (408) 299-5700  
 www.sccplandev.org



## STATEMENT OF EXEMPTION

### from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b>	<b>APN(S)</b>	<b>DATE</b>
PLN23-113	825-14-050	11/7/2024
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
Mama's Market	Architecture & Site Approval (ASA) and Grading Abatement/Approval	
<b>OWNER</b>	<b>APPLICANT</b>	
Mammini Eugene C Et. El.	Jeff Eaton, E2 Architecture	
<b>PROJECT LOCATION</b>		
13305 Sycamore Avenue, San Martin		
<b>PROJECT DESCRIPTION</b>		
<p>Architecture &amp; Site Approval (ASA) and Grading Abatement/Approval for the legalization of a façade change to an existing 2,025 square foot (sq. ft.) market “neighborhood grocery store” and site improvements including new fencing, sign replacement, parking re-surfacing and re-establishment of perimeter landscaping. The project includes demolition of the existing 750 sq. ft. addition. Proposed grading quantities associated with the Grading Approval include 281 cubic yards (c.y.) of fill, with a maximum depth of .05 feet.</p>		
<p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
<p>Class 3 (CEQA Guidelines Section 15301: the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration” of existing facilities “involving negligible or no expansion of existing or former use.”</p>		
<b>COMMENTS</b>		

The proposed project is a request for the after-the-fact approval of a façade change (exterior siding, re-roof, windows, and doors) of an existing 2,025 sq.ft. grocery market building and site improvements including parking lot re-paving and perimeter fencing. The project includes demolition of the unpermitted 750 sq. ft. rear office addition. The applicant seeks approval of the work conducted to the existing building and parking lot without requisite permits. The application does not include any expansion of the existing footprint of the originally approved use. The project is consistent with the originally approved project (County File No. 22P74.7) and minor changes are proposed to the existing footprint. Landscaping will be re-established and there is no tree removal proposed with the project and no special status species or habitat exist on the project site. In addition, the project will not impact any watercourses or sensitive or protected wildlife or plant species.

**APPROVED BY:**

Valerie Negrete, Senior Planner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Attachment B

## Preliminary ASA Conditions of Approval

## ATTACHMENT B Conditions of Approval

### ARCHITECTURE SITE APPROVAL AND GRADING APPROVAL

**Date:** November 7, 2024

**Owner/Applicant:** Mammini Eugene C Et. El./ Jeff Eaton, E2 Architecture

**Location:** 13305 Sycamore Avenue, San Martin (APN: 825-14-050)

**File Number:** PLN23-113

**CEQA:** Categorically Exempt pursuant to Section 15301

**Project Description:** Architecture & Site Approval (ASA) and Grading Abatement/Approval for the legalization of a façade change to an existing 2,025 square foot (sq. ft.) market “neighborhood grocery store” and site improvements including new fencing, sign replacement, and parking re-surfacing and re-establishment of perimeter landscaping. The project includes demolition of the existing 750 sq. ft. addition. Proposed grading quantities associated with the Grading Abatement/Approval include 281 cubic yards (c.y.) of fill, with a maximum depth of .05 feet of unpermitted fill, 60 c.y. are proposed to remain while the 221 c.y. are proposed to be removed.

If you have any question regarding the following conditions of approval, call the person whose name is listed as the contact for that agency. He/she/they represent a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Valerie Negrete	(408) 299- 5791	<a href="mailto:Valerie.negrete@pln.sccgov.org">Valerie.negrete@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 - 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Land Development Engineering	Ed Duazo	(408) 299 – 5733	<a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a>
Fire Department	Alex Goff	(408) 299-5763	<a href="mailto:Alex.goff@sccfd.org">Alex.goff@sccfd.org</a>
Roads & Airports	Tom Esch	(408-573-2450	<a href="mailto:Tom.Esch@rda.sccgov.org">Tom.Esch@rda.sccgov.org</a>

### **STANDARD CONDITIONS OF APPROVAL**

#### Planning

1. Conditions of approval from County File Use Permit No. 22P74.7, dated June 10, 1974, shall remain in full force and have been incorporated in this approval.



2. Development and maintenance of the project shall take place in accordance with approved plans, received by the Planning Department on October 7, 2024. The plans show the demolition of a 750 sq.ft. office addition to an existing 2, 025 sq.ft. building emulating a red barn with white trim.
3. An existing trash enclosure must be re-established as indicated on approved plans. Trash enclosure shall be covered and comprised of redwood and designed within the same colors and trim as the existing barn-style building.

#### *Parking*

4. Applicant shall maintain sixteen (16) parking spaces including one (1) accessible parking stalls in compliance with the Americans with Disability Act (ADA). (*Previous Condition 8, File No. 22P74.7*)
5. Parking space area and driveways shall be paved with asphalt or cement. Existing parking areas shall be adequately maintained. (*Previous Condition 9, File No. 22P74.7*)
6. Provide a 4” or 6” high concrete curb between landscaped area and automobile traffic. (*Previous Condition 11, File No. 22P74.7*)

#### *Landscaping*

7. On-site landscaping shall include use of native, drought tolerant plantings of sufficient height, depth, and location along the perimeter of the property. Landscaping along Sycamore Avenue shall include a 10-foot-wide landscape planting area, as indicated on conceptual landscaping plans. Said landscaping shall be maintained by all future owners/operators of the site. (*Updated Condition 14 and 15, File No. 22P74.7*)
8. Fencing shall be open, white picket fence style (made of redwood material or similar) and be no higher than 4-feet tall. Fencing along Sycamore Avenue and San Martin Avenue shall not impede visibility for motorists and maintain a 40’ by 40’ clearance. Refer also to Condition No. 38.

#### *Lighting*

9. On-site lighting shall be designed, controlled and maintained so that no light source is visible from off of the property. (*Previous Condition 18, File No. 22P74.7*)
10. Lighting plans shall indicate the equivalent of one (1) foot candle of illumination throughout the parking area and additional uplighting throughout landscape features.

#### *Signs*

11. Two (2) monument signs are approved to be no more than 6-feet high and 12’ x 2’ in area at the corner of Sycamore and San Martin Avenue. One attached storefront sign will be updated in the same location. The storefront sign is approximately 12’ x 2’ located at the store entry as shown on approved plans. (*Previous General Condition, File No. 22P74.7*)

12. Signs shall remain stationary and have no flashing or moving lights. There shall be no additional unapproved signs, banners, pennants, flags, spinners, or any other such similar attracting device displayed at any time. No portion of any sign shall protrude beyond the property line or right of way line. At the intersection of street right of way, no portion of any sign shall protrude beyond 40-foot triangle measured along the curb face. (*Previous General Condition, File No. 22P74.7*)

Department of Environmental Health

13. Maintain the existing onsite wastewater treatment system (OWTS) in accordance with the existing Architectural and Site Approval conditions. Ensure the existing dispersal field remains protected from vehicular traffic and parking.
14. Maintain/ Continue to receive potable water from San Martin County Water District.
15. Contact the Department of Environmental Health and apply for and receive an Environmental Health permit to operate as a food facility.
16. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction

Land Development Engineering

17. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Fire Marshal's Office

18. The (E) fire access and fire protection are to always remain available and not be reduced.

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE**

Planning

19. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
20. *Recordation of Permit and Conditions*: **Prior to building permit issuance**, the applicant/owner shall record a County-approved "Notice of Permit and Conditions" related to the land use approvals and related conditions associated with the project with the County Office of Clerk-Recorder. Prior to the issuance of any construction (grading or building) permits issuance, a copy of the recorded document shall be submitted to the Planning Office.

21. **Prior to issuance of building permit**, the applicant shall submit a copy of the approved landscape and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office.

#### Department of Environmental Health

22. Contact the Department of Environmental Health, Plan Check Unit, to apply for and receive plan check approval for the proposed interior remodel of the existing sales floor and areas associated with food preparation and/or food storage. This is a separate submittal to Environmental Health and subject to the completion of a plan check service application (for a food facility), submittal of plans, and payment of applicable fees. Upon achieving/receiving plan check approval from the Department of Environmental Health, upload the Plan Check approval letter to the DEV record for project sign-off.
23. Through the Department of Environmental Health, apply for and receive septic system clearance. This is a separate submittal to the Department of Environmental Health and is subject to the completion of a service application, submittal of plans, and payment of applicable fees. The location of the existing onsite wastewater treatment system shall be overlaid onto the final grading and drainage plan as submitted to Land Development and Engineering. This plan shall be submitted to the Department of Environmental Health.

#### Land Development Engineering

24. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

[www.sccplanning.org](http://www.sccplanning.org) > I Want to.. > Apply for a Permit > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (299-5734) for additional information and timelines.

25. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
26. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in

conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department <https://countyroads.sccgov.org/home> > Do Business with Us > County Standard Details, Specifications and Documents

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development) <https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance

27. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
28. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
29. All applicable easements affecting the parcel with benefactors and recording information shall be shown on the improvement plans.
30. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements as necessary.

#### Floodplain

31. The project is in a Special Flood Hazard Area. All project improvements shall be in accordance with the County's Floodplain Management Ordinance (SCC Code C12-800 to C12-826).

#### Drainage

32. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

#### Utilities

33. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

#### Stormwater Treatment – Central Coast

34. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet if there is an increase to the impervious area of the development beyond the 5000sf threshold.
35. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design.

#### Soils and Geology

34. Submit one copy of a signed and stamped letter of recommendations for the removal/abatement of the graded material.
35. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

#### Roads and Airports

36. Dedicate the following curvilinear rights-of-ways: 55-foot half street for San Martin Avenue. Dedication shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County. (*Updated Condition 2, Condition File No. 22P74.7*)
37. Dedicate an avigation easement for San Martin Airport. Submit current grant deed and parcel map, or an acceptable location map, to the Roads and Airports Department for preparation of avigation easement. (*Previous Condition 3, Condition File No. 22P74.7*)

38. Obtain a Santa Clara County Roads and Airports Department Encroachment Permit for the following required improvements (the process for obtaining an Encroachment Permit and the forms that are required can be found at: <https://countyroads.sccgov.org/encroachment-permits>):
- a. Restoration of the ditch and both driveway culverts exposed and cleaned. Restore drainage flow southward to inlet at corner.
  - b. Relocate fence to be outside of County right-of-way (ROW).
  - c. Fully restore the southeast frontage that formerly acted as a driveway out of the property, pushing dirt and rocks into the ditch. Remove dirt and rocks, shape the ditch, and re-landscape the restored ditch. NOTE: This restoration was not identified on the plan set reviewed, but was confirmed at the April 3, 2024, meeting with the applicant, and requires correction; this condition is provided in lieu of another round of incomplete comments.
  - d. All utility relocations, replacements, abandonments, temporary facilities, and new facilities.  
*(Updated Conditions 5, 6, 7, 10, & 12, File No. 22P74.7)*

## **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT**

### **FINAL**

#### **Planning**

##### *Landscaping*

39. Project Implementation: **Prior to final inspection/occupancy**, schedule a final site inspection to verify that required parking, landscaping, and all other design requirements have been constructed and installed according to the approved plans, and the conditions of approval. Contact the Planning Department at least two weeks prior to scheduling the final site inspection.
40. Landscaping: Approved landscaping materials and irrigation shall be installed per approved Final Landscaping Plans, **prior to final inspection.**
- a. The landscape architect shall oversee the installation of plant materials and irrigation hardware and shall assess the quality of installation. After the planting is complete, the property owner shall provide to the Planning Office a written summary report from the landscape architect, which shall comply with all of the following:
    - i. Detail the plant materials installed (species, number, location, size, quality) per the approved plan. Indicate any discrepancies between plan and installation (if applicable), and state reasons for such discrepancies.
    - ii. Detail any necessary soil augmentation, fertilizer, staking or other plant-specific maintenance required for the installation.
    - iii. Report any installation problems or concerns of long-term viability.



- iv. Detail any longer-term maintenance needs, including periodic professional tree fertilizing and pruning to better assure successful growth.
  - b. Original invoices and receipts from landscape contractor(s) and tree nursery shall be kept on hand for one year following installation. Should verification of proper installation be necessary, such invoices shall be made available to the zoning administrator for inspection.
41. Landscape Installation Report. A landscape installation assessment shall be conducted by the landscape architect (or other certified landscape professional) within the 30 days following the completion of landscaping and irrigation system installation. The findings of the assessment shall be consolidated into a landscape installation report submitted to the Planning Office.
- a. The landscape installation report shall include but is not limited to: confirmation that the landscaping and irrigation system was installed as specified in the landscape and irrigation design plan; the results of an irrigation system tune-up that includes a system pressure test with distribution uniformity and reporting overspray or run off that causes overland flow. The report shall document any problems encountered and shall identify and explain any discrepancies between the plan and installation.
  - b. The landscape installation report shall include the following statement: “The landscape and irrigation has been installed as specified in the landscape and irrigation design plan and complies with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and the permit(s) issued by the County for the project.”

#### Environmental Health

42. **Prior to final occupancy**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

#### Land Development Engineering

43. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
44. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

#### Roads and Airports

45. Construct all the improvements and restoration of frontage as approved under the Encroachment Permit.

These conditions and Architectural and Site Approval to the concurrent land use permit (ASA and GA), approved on November 7, 2024 by the Zoning Administration Hearing Officer, are valid for a period of five (5) years.

THE CONDITIONS OF APPROVAL MUST BE COMPLETED, AND A BUILDING PERMIT ISSUED BY NOVEMBER 7, 2029, UNLESS AN EXTENSION OF TIME APPLICATION IS MADE AND GRANTED FOR THE PERMANENT STRUCTURES ONLY.

This approval is based upon information submitted on the application form and approved plans. Erroneous information, omission of relevant information or substantial changes will void this approval.

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Valerie Negrete, Senior Planner

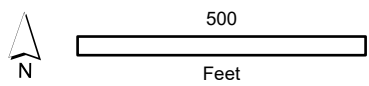




**Project Location**

### Location and Vicinity Map

Record No. PLN23-113  
APN 82514050  
13305 SYCAMORE AV SAN MARTIN





# 13305 SYCAMORE

13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046

ASA MINOR

## GENERAL INFORMATION

OCCUPANCY:	M
SITE AREA:	30,056 SF
BUILDING AREA:	2,025 SF
LOT COVERAGE (%):	6.74
ZONING:	RR-5AC-SR-SM (RURAL RESIDENTIAL)
SPRINKLERS:	NO
<b>REQUIRED BUILDING SETBACK</b>	
FRONT:	30
SIDE:	30
REAR:	30
SCENIC ROAD:	100
MAX. BUILDING HEIGHT:	35 FT (2 STORIES)
APN:	825-14-050



JEFFREY EATON ARCHITECT, INC.  
A CALIFORNIA CORPORATION

## SCOPE OF WORK

- NEW COSMETIC SIDING; SHEET PA3.1, PA3.2.
- NEW ROOF
- NEW ROOFTOP MECHANICAL UNITS AND SCREENING; PA2.1, PA3.2.
- NEW WHITE RAIL ESTATE FENCE; SHEET PA1.2, CIVIL 2.
- RESTRIPING EXISTING PAVED PARKING LOT; PA1.2.
- NEW GRAVEL; SHEET CIVIL 2
- REMOVAL OF NON-PERMITTED ADDITION; SHEET PA1.1
- INTERIOR TENANT IMPROVEMENT WITH ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING FOR A NEIGHBORHOOD CONVENIENCE MART.
- NEW TRASH ENCLOSURE

## PROJECT DESCRIPTION/ STATEMENT OF JUSTIFICATION

**Project Description/Statement of Justification**  
Convenience Market - 13305 Sycamore Avenue, San Martin (APN: 825-14-050)  
FILE NUMBER: PLN23-113

The Convenience Market operates pursuant to a Use Permit issued by the County in December of 1974. That Use Permit included a site plan. In the years that followed, changes requiring permits were made on the property from what was depicted on the site plan without first obtaining permits. Some of those changes were minor aesthetic alterations while others were more significant. Through this Project Description/Statement of Justification, the applicant seeks to clarify its intended use of the property.

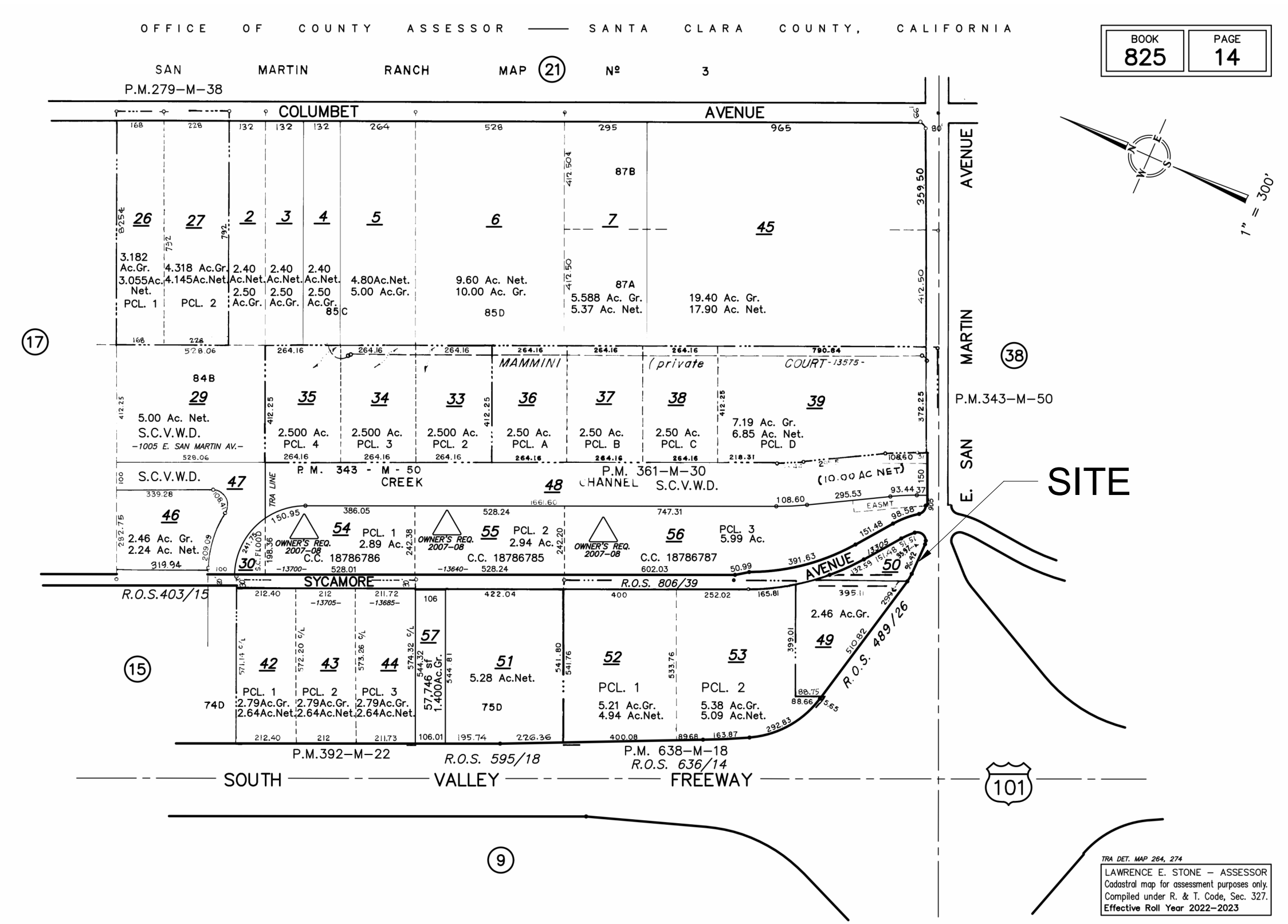
The use of the property is intended to be the same use that was approved through the Use Permit in 1974 – a convenience market selling any and all of the items lawfully sold by other convenience marts. Its hours of operation are those hours allowed by County Code for uses of this nature. The number of employees on site at one time will not exceed two. The use does not include truck rentals or the sale of propane beyond "tank exchange" type sales (no "refueling operation").

Regarding the physical improvements to the property, the use will operate within the same "shell" shown on the 1974 site plan – the 800 sf addition constructed without permits will be removed. The paved area for parking is unchanged from that shown on the site plan, though a restriping is proposed as the prior striping is no longer visible. Certain exterior changes have been made to make the appearance more consistent with the San Martin Design Guidelines (which did not exist when the Use Permit was approved). Specifically, the beige exterior and some of the windows have been replaced with siding that has been painted red to make the structure look like a barn in keeping with the rural nature of the San Martin area. White picket fencing has been added to further create a barn look. Additionally, certain of the windows have been replaced with more environmentally efficient windows of the same size, exterior lighting has been updated to safer, more modern and efficient fixtures (in a 1 to 1 replacement in the same locations), and while content of the sign approved with the Use Permit has been changed to reflect the current operator, the location and size of the sign are unchanged.

Consequently, the convenience store nature of the use has not changed and there is no proposed expansion or intensification of the use from the use approved by the Use Permit in 1974. The physical/aesthetic changes to the exterior of the structure are minor in nature, do not create any new detrimental environmental effects, and are justified as improving the consistency of the structure with the San Martin Design Guidelines and/or improving its safety, efficiency and attractiveness.

The Convenience Mart will sell the same items per the previous tenant, Grocery, Beer, Wine, Soda.

## ASSESSOR'S PARCEL MAP



## SHEET INDEX

SHEET NUMBER	SHEET NAME	IFPL1-ASA	IFPL2/3/4/5-ASA	IFPL6-ASA
<b>PLANNING</b>				
PA0.0	GENERAL INFORMATION	X	X	X
PA1.1	EXISTING/DEMO SITE PLAN	X	X	X
PA1.2	PROPOSED SITE PLAN	X	X	X
PA1.3	EXISTING UTILITY PLAN- FOR REFERENCE ONLY		X	X
PA1.4	LANDSCAPE PLAN-CONCEPTUAL			X
PA2.0	EXISTING FLOOR PLAN- FOR REFERENCE ONLY	X	X	
PA2.1	EXISTING/DEMO & PROPOSED FLOOR PLAN	X	X	
PA3.1	EXISTING/DEMO & PROPOSED SOUTH & NORTH EXTERIOR ELEVATIONS	X	X	
PA3.2	EXISTING/DEMO & PROPOSED EAST & WEST EXTERIOR ELEVATIONS	X	X	X
PA3.3	FINISH BOARD/SIGNAGE REQUIREMENTS	X	X	
PA6.1	EXISTING/ PROPOSED EXTERIOR LIGHTING	X	X	
<b>CIVIL - ON SITE</b>				
1	COVER SHEET	X	X	
2	GRADING VIOLATION PLAN	X	X	
3	SITE DISTANCE PLAN		X	
<b>PHOTOMETRIC</b>				
PM-1	PHOTOMETRIC TITLE SHEET		X	
PM-2	PHOTOMETRIC PLAN		X	

## PROJECT DIRECTORY

**LANDLORD:** EUGENE MAMMINI  
PO BOX 25  
MI WUK VILLAGE, CA 95346  
P: (209) 743-1017  
E: hollygeno@aol.com

**ARCHITECT:** E2 ARCHITECTURE  
307 ORCHARD CITY DR., STE 350  
CAMPBELL, CA 95008  
JEFFREY EATON, AIA  
P: (408) 265-5255  
E: jeffrey@e2astudio.com

**CIVIL ENGINEER:** HANNA BRUNETTI  
7651 EIGLEBERRY ST.  
GILROY, CA 95020  
AMANDA WILSON, P.E.  
P: (408) 842-2173  
E: amanda@hannabrunetti.com

**LANDSCAPE:** HMM  
1570 OKLAND ROAD  
SAN JOSE, CA 95131  
BRIAN GLICK  
E: BGLICK@HMHCA.COM

## PRIOR APPROVALS

22P74.7

Rev. #	Description	Date
06/20/23	ISSUE FOR PLANNING AND ASSESSOR'S MAP	06/20/23
08/01/24	ISSUE FOR ASA CORRECTIONS-S3	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS-S5	08/22/24
10/24	ISSUE FOR ASA CORRECTIONS-S8	10/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: EK  
Checked by: AE

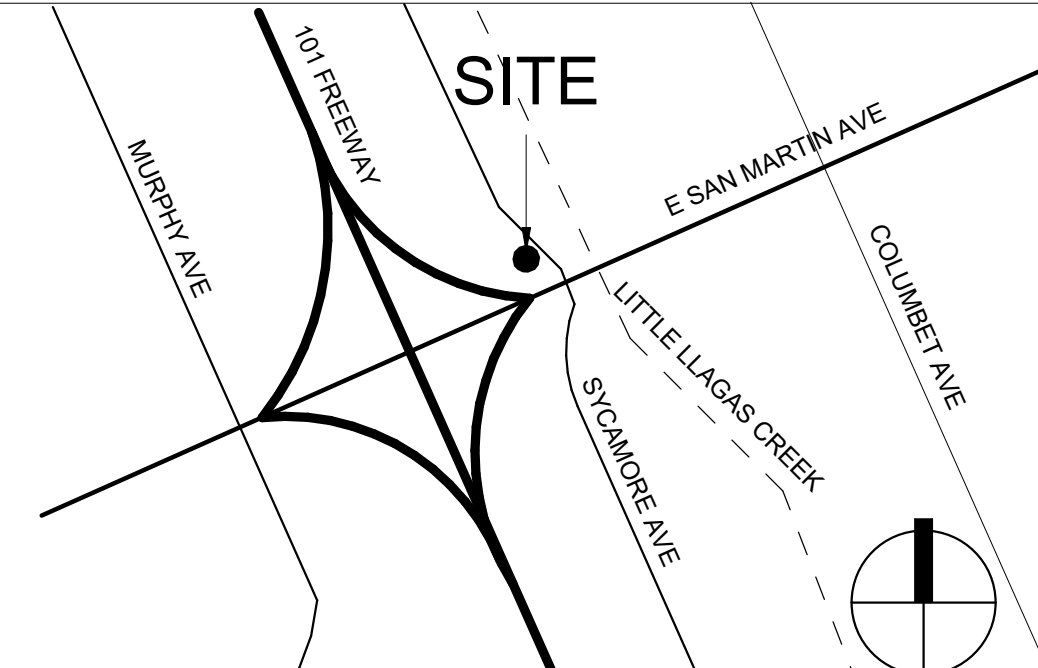
Sheet Title:  
**GENERAL INFORMATION**

**PA0.0**

## PROPOSED IMAGE



## VICINITY MAP







**ARCHITECTURE**  
307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
408.265.5255

JEFFREY EATON ARCHITECT, INC  
A CALIFORNIA CORPORATION

**LEGEND**

- PROPERTY LINE
- LENGTH OF PROPERTY LINE
- (E) FENCE
- PARKING STALL COUNT
- NON-PERMITTED BUILDING TO BE DEMOLISHED

**SITE INFORMATION**

OCCUPANCY: M  
SITE AREA: 30,056 SF  
BUILDING AREA: 2,025 SF  
LOT COVERAGE (%): 6.74  
ZONING: RR-5AC-SR-SM (RURAL RESIDENTIAL)

**REQUIRED BUILDING SETBACK**

FRONT: 30  
SIDE: 30  
REAR: 30  
SCENIC ROAD: 100

MAX. BUILDING HEIGHT: 35 FT (2 STORIES)  
APN: 825-14-050

**SITE TABULATION**

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

**KEYNOTES**

02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.12	(E) PARKING TO BE RE-STRIPED.
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED: 727 SF.
02.41	(E) MONUMENT SIGN TO BE DEMOLISHED AND REPLACED IN KIND.
02.42	(E) LANDSCAPING TO BE REMOVE AND REPLACED IN KIND.
02.43	(E) CONCRETE WALKWAY TO REMAIN.
02.45	(E) BOLLARDS
02.49	(E) TRASH ENCLOSURE TO BE DEMOLISHED

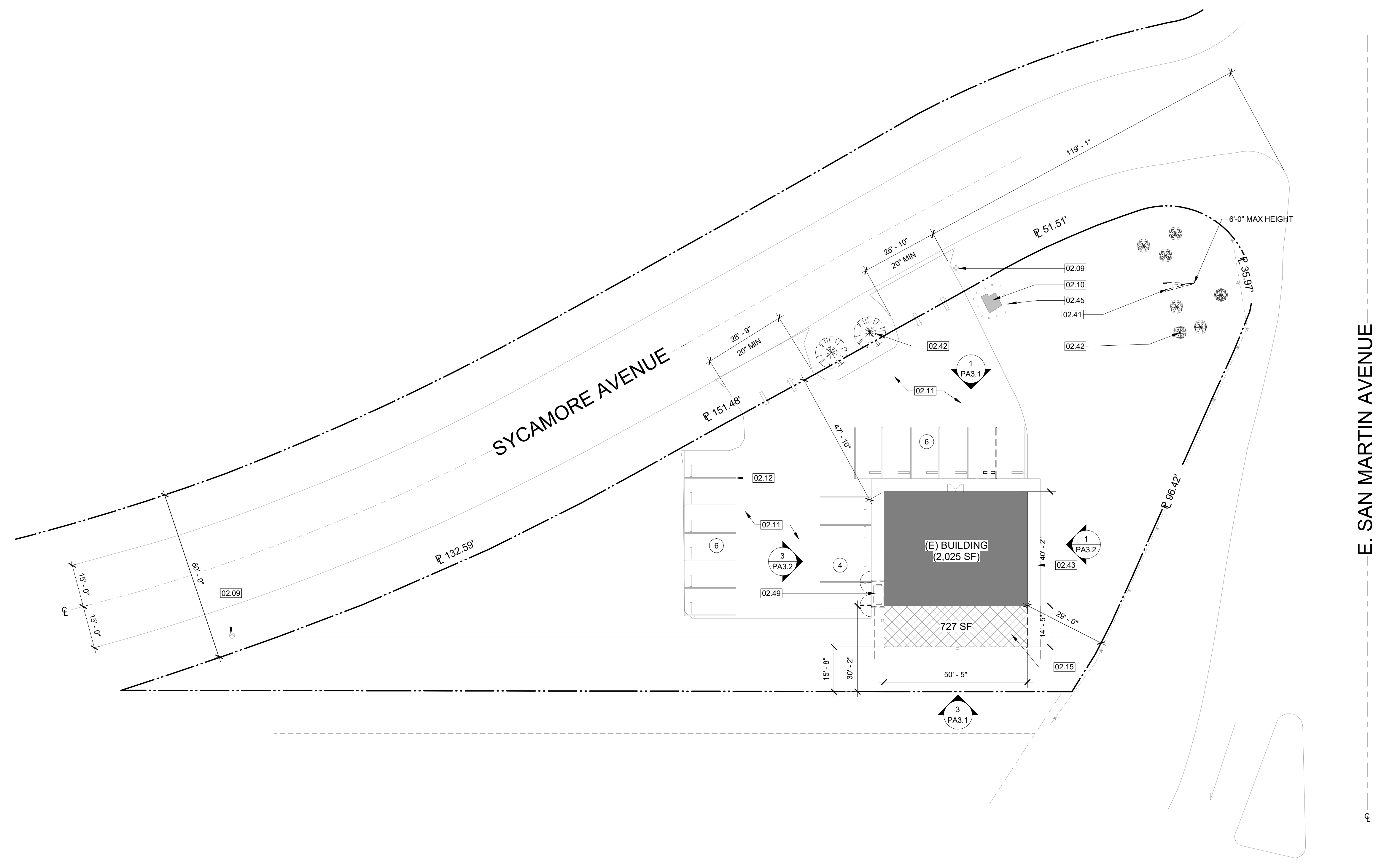
**13305 SYCAMORE**  
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMIN

Rev. #	Description	Date
02/20/23	ISSUE FOR PLANNING ADOPT	02/20/23
06/10/24	ISSUE FOR ASA CORRECTIONS S4	06/10/24
08/22/24	ISSUE FOR ASA CORRECTIONS S5	08/22/24

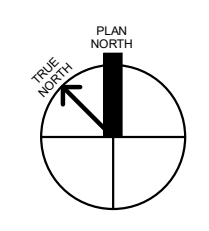
Project Number: 24024  
Date: 06/20/24  
Drawn by: EK  
Checked by: AE

Sheet Title:  
**EXISTING/DEMO  
SITE PLAN**

**PA1.1**



**EXISTING/ DEMO SITE PLAN** 1  
1" = 20'-0"







**ARCHITECTURE**  
307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
408.265.5255

JEFFREY EATON ARCHITECT, INC.  
A CALIFORNIA CORPORATION

**13305 SYCAMORE**  
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMIN

Rev. #	Description	Date
02/20/23	ISSUE FOR PLANNING AND SALES	02/20/23
08/01/24	ISSUE FOR ASA CORRECTIONS-S3	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS-S5	08/22/24
10/3/24	ISSUE FOR ASA CORRECTIONS-S8	10/3/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: EK  
Checked by: AE

Sheet Title:  
**PROPOSED SITE PLAN**

**PA1.2**

**LEGEND**

- PROPERTY LINE
- ⊥ XX.XX' LENGTH OF PROPERTY LINE
- X-X- (E) FENCE
- X-X- (N) FENCE
- (X) PARKING STALL COUNT

**SITE TABULATION**

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

**PARKING TABULATION**

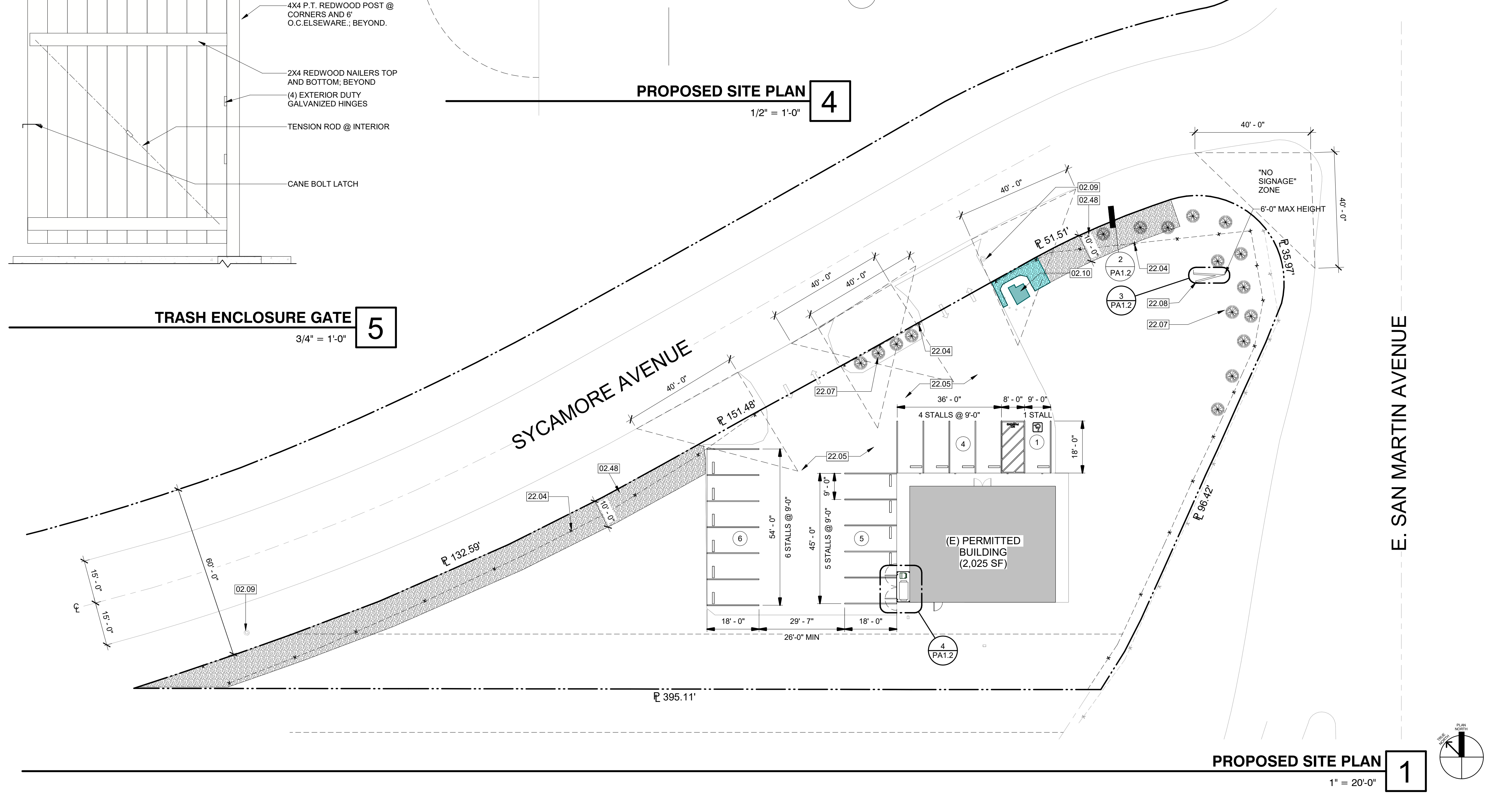
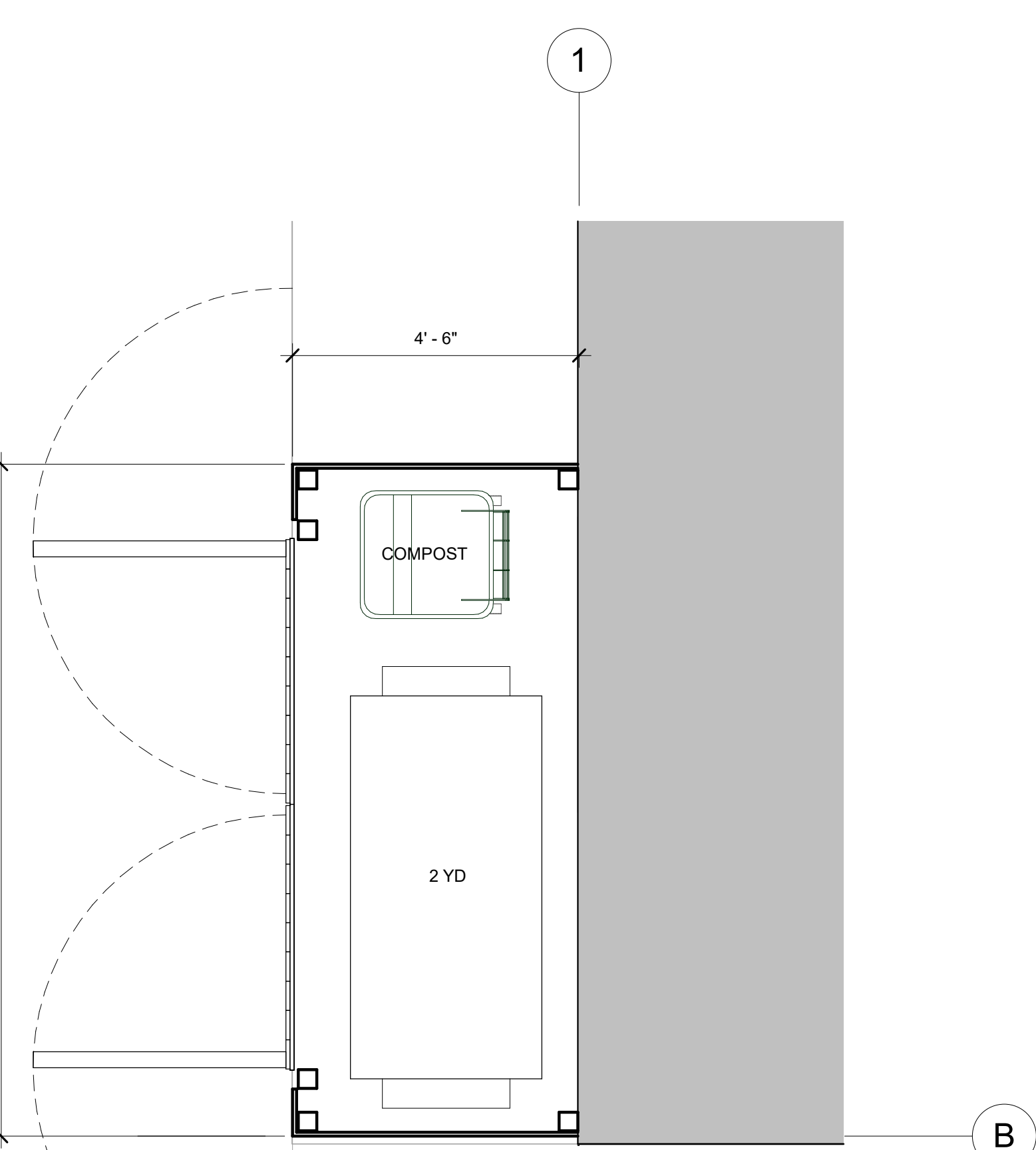
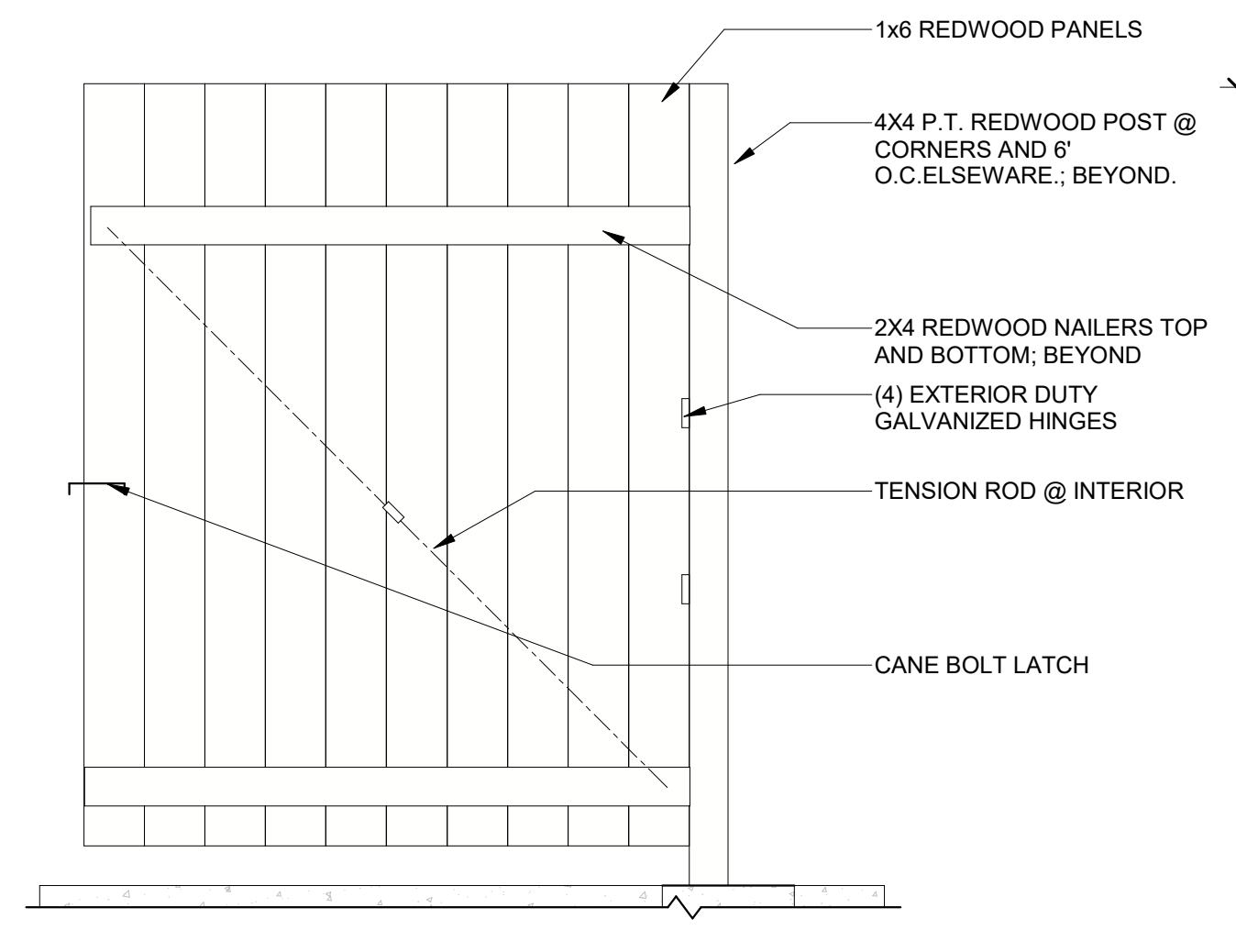
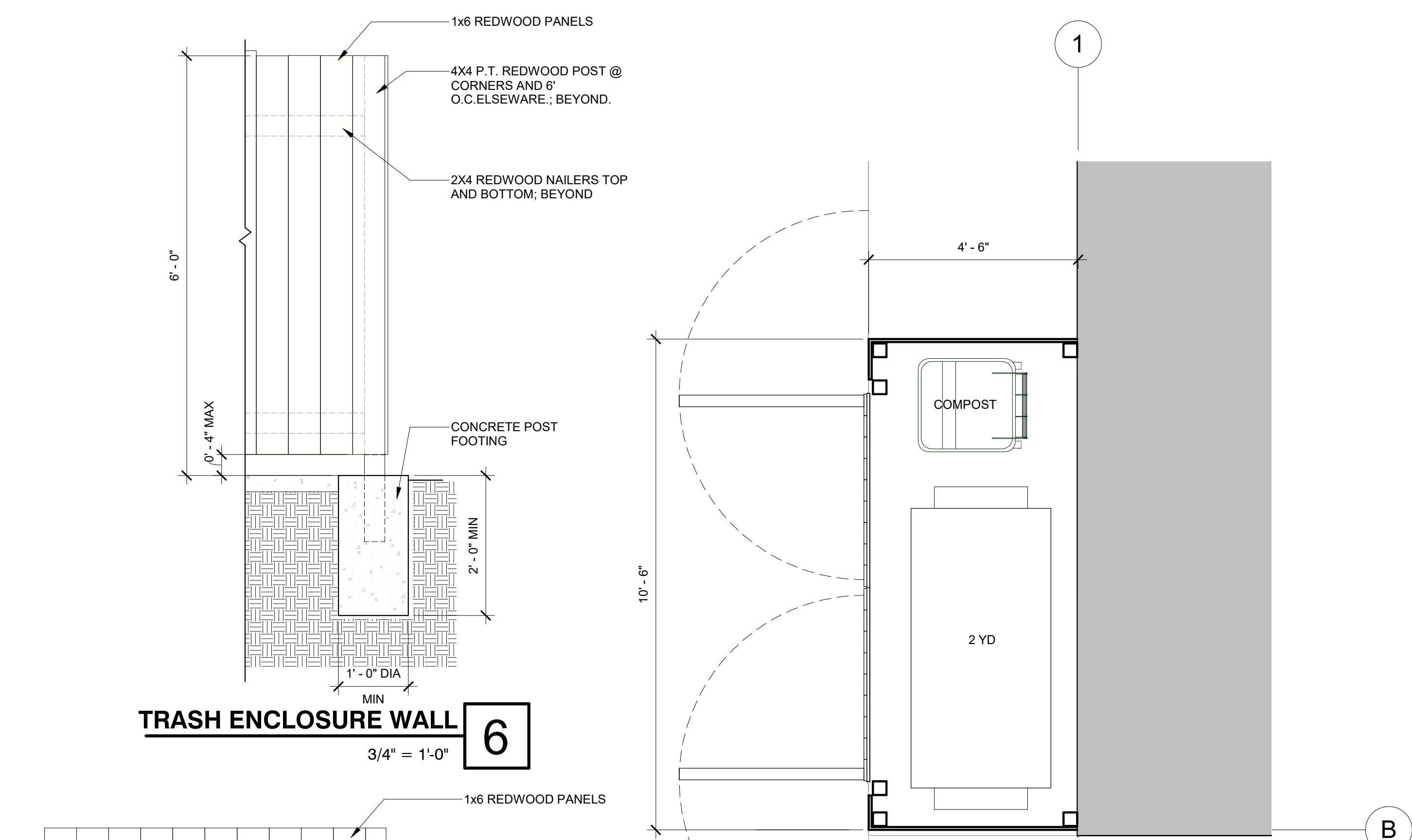
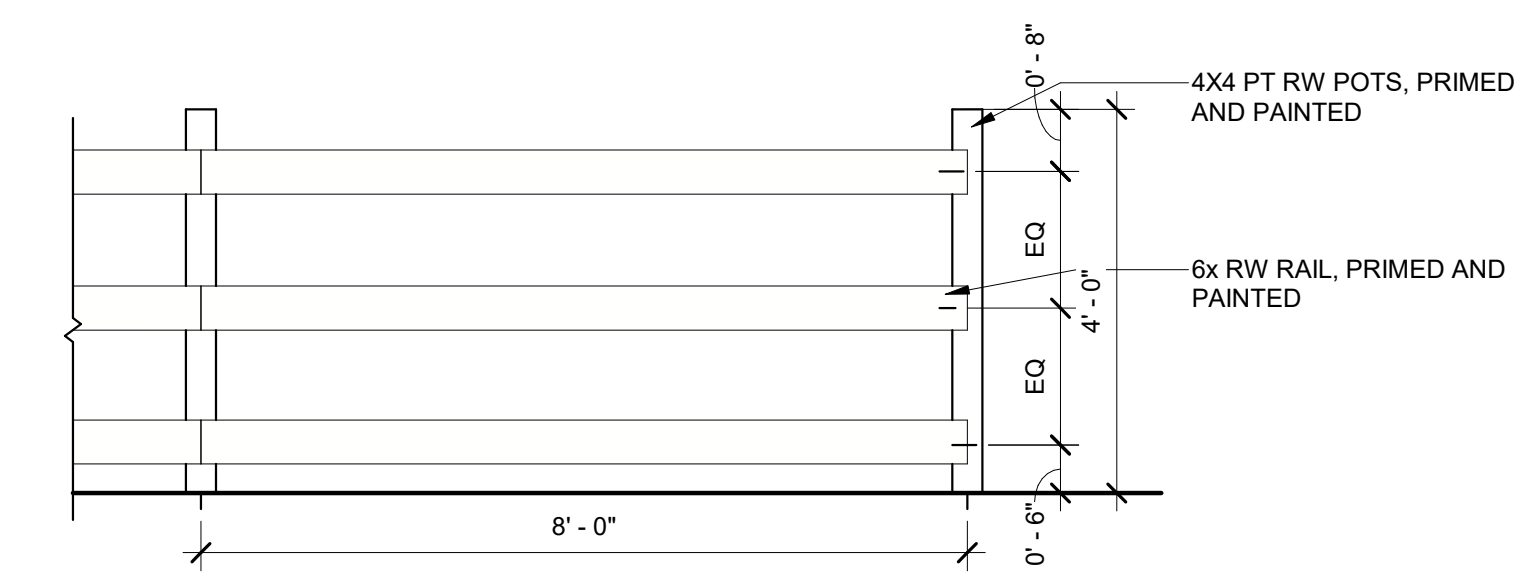
	STANDARD	ACCESSIBLE	TOTAL
EXISTING PARKING	15	1	16
PROPOSED PARKING	15	1	16

**KEYNOTES**

- 02.09 (E) UTILITY POLE.
- 02.10 (E) TRANSFORMER.
- 02.11 (E) AC.
- 02.48 (N) LANDSCAPING 10' DEEP ALONG SYCAMORE FRONTAGE; SEE LANDSCAPE PLANS.
- 22.04 (N) FENCE, PAINTED WOOD (KELLYMOORE SWISS COFFEE), 48" HIGH, 3 RAIL ESTATE FENCE, TYP.
- 22.05 (E) AC TO BE RESEALED AND RESTRIPTED
- 22.07 RESTORE (E) LANDSCAPE, REPLACE IN KIND; REFER TO SHEET PA1.4.
- 22.08 MONUMENT SIGNAGE TO BE REPLACED IN KIND PER USE PERMIT; SIZE: 12' x 2' x 6' HIGH TO TOP OF READER'S STRUCTURE. SIGNAGE NOT PART OF THIS PERMIT BUT SHALL ADHERE TO PREVIOUS CUP CONDITIONS. NO SIGNS SHALL BE LOCATED WITHIN THE 40 FOOT TRIANGLE ALONG THE CURB SURFACE OF SYCAMORE AVENUE.



**PROPOSED SIGNAGE** 3  
NS  
SIGNAGE 24' SQ. FT.  
\*SEE SIGNAGE REQUIREMENTS SHEET PA3.3







ARCHITECTURE

307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
408.265.5255

JEFFREY EATON ARCHITECT, INC.  
A CALIFORNIA CORPORATION

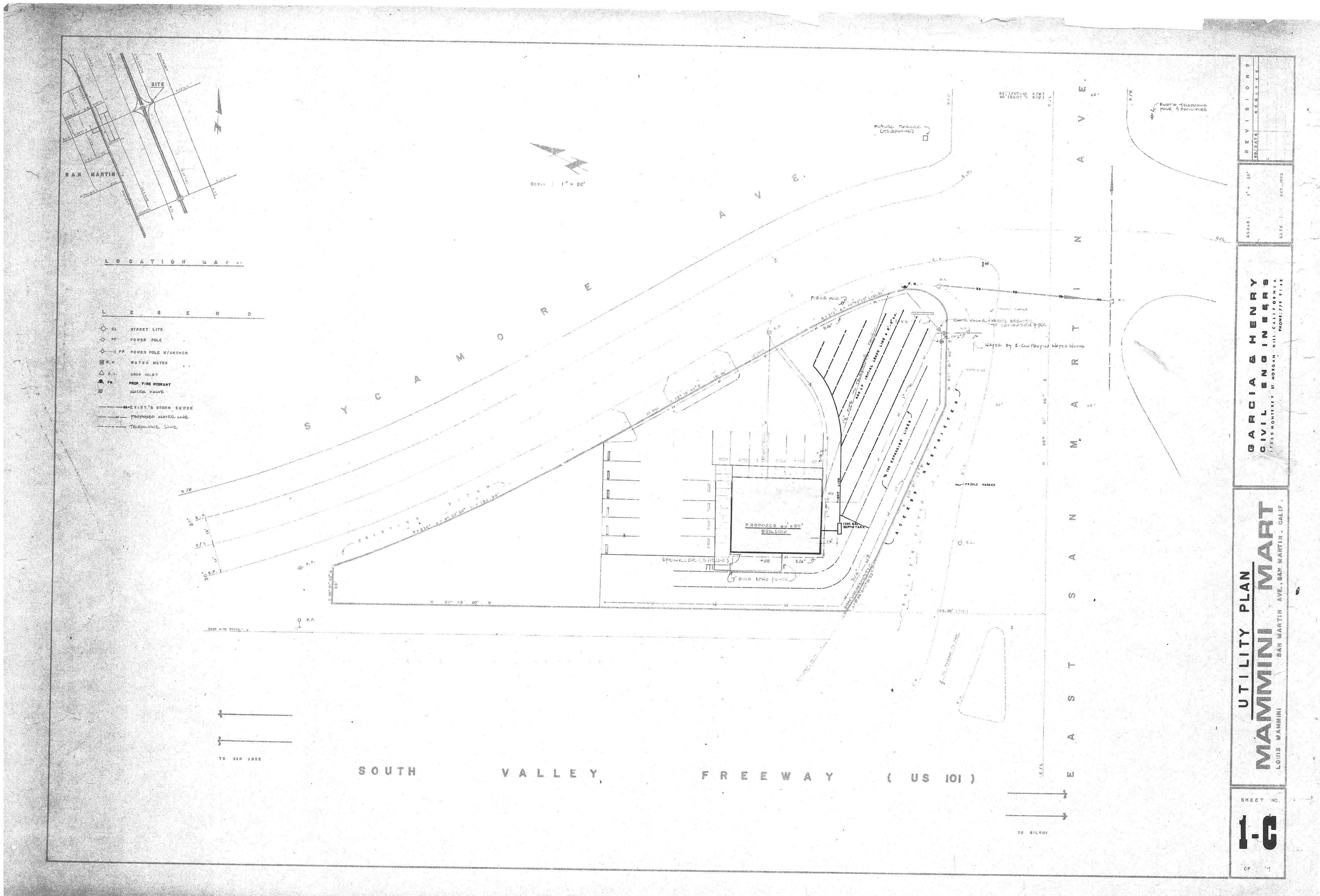
**13305 SYCAMORE**  
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMINI

Rev. #	Description	Date
02	ISSUE FOR PLANNING AGENCIES	06/20/24
03	ISSUE FOR ASA CORRECTIONS SA	06/10/24
04	ISSUE FOR ASA CORRECTIONS SA	09/22/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: AE  
Checked by: JE

Sheet Title:  
**EXISTING  
UTILITY PLAN-  
FOR  
REFERENCE  
ONLY**

**PA1.3**



REVISIONS	DATE	BY

**GARCIA & HENRY**  
**CIVIL ENGINEERS**  
 17350 MONTELEONE ST. MORGAN HILL, CALIF. 95031  
 PHONE 777 9111

**MAMMINI MART**  
 SAN MARTIN AVE., SAN MARTIN, CALIF.  
 LOUIS MAMMINI

SHEET NO.  
**1-G**





ARCHITECTURE

307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
408.265.5255

JEFFREY EATON ARCHITECT, INC  
A CALIFORNIA CORPORATION



Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Land Surveying  
Stormwater Compliance

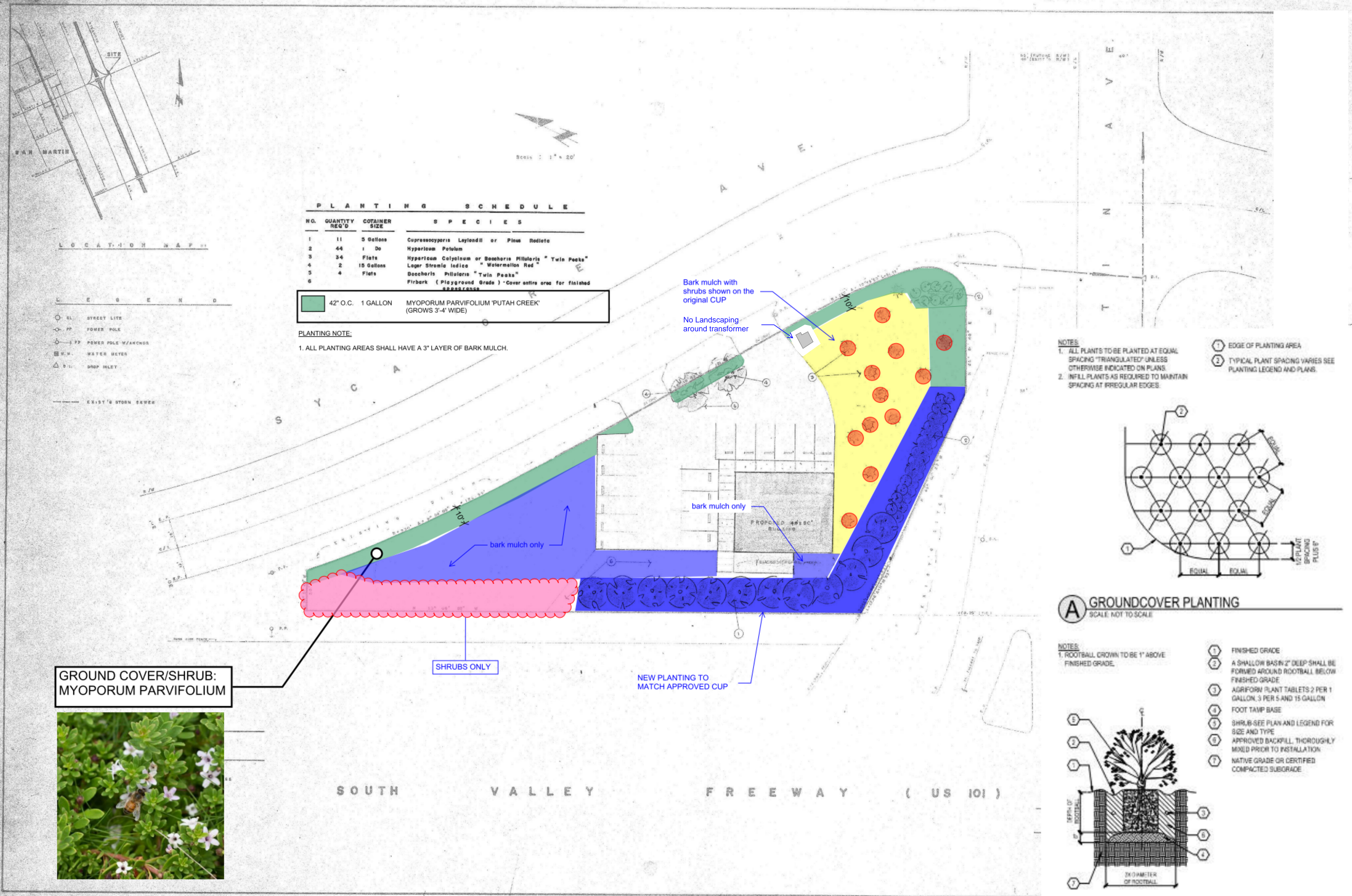
13305 SYCAMORE  
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMIN

Rev. #	Description	Date
1	ISSUE FOR SA, CORRECTIONS SA	06/20/24
2	ISSUE FOR SA, CORRECTIONS SA	08/01/24
3	ISSUE FOR SA, CORRECTIONS SA	08/22/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: AE  
Checked by: JE

Sheet Title:  
LANDSCAPE  
PLAN-CONCEPTUAL

PA1.4

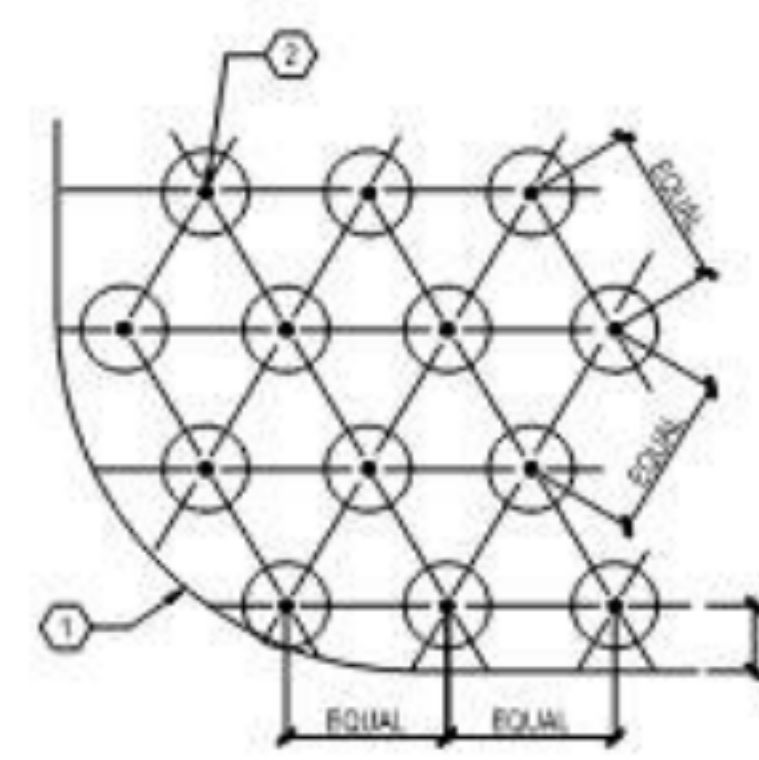


NO.	QUANTITY REQ'D	COTAINER SIZE	SPECIES
1	11	5 Gallons	Cupressocyparis Leylandii or Pinus Radiata
2	44	1 Do	Hypericum Petalum
3	34	Flats	Hypericum Calyculum or Baccharis Pillularis "Twin Peaks"
4	2	15 Gallons	Lager Stromia Indica "Watermelon Red"
5	4	Flats	Baccharis Pillularis "Twin Peaks"
6			Pirbark ( Playground Grade ) - Cover entire area for finished <del>approx</del>

42" O.C. 1 GALLON MYOPORUM PARVIFOLIUM 'PUTAH CREEK' (GROWS 3'-4' WIDE)

PLANTING NOTE:  
1. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF BARK MULCH.

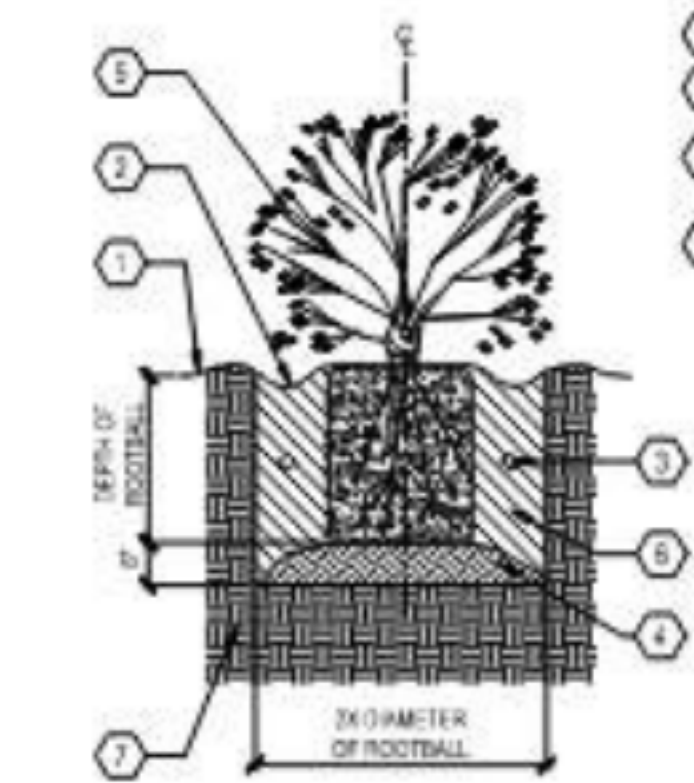
NOTES:  
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.  
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



**A GROUNDCOVER PLANTING**  
SCALE: NOT TO SCALE

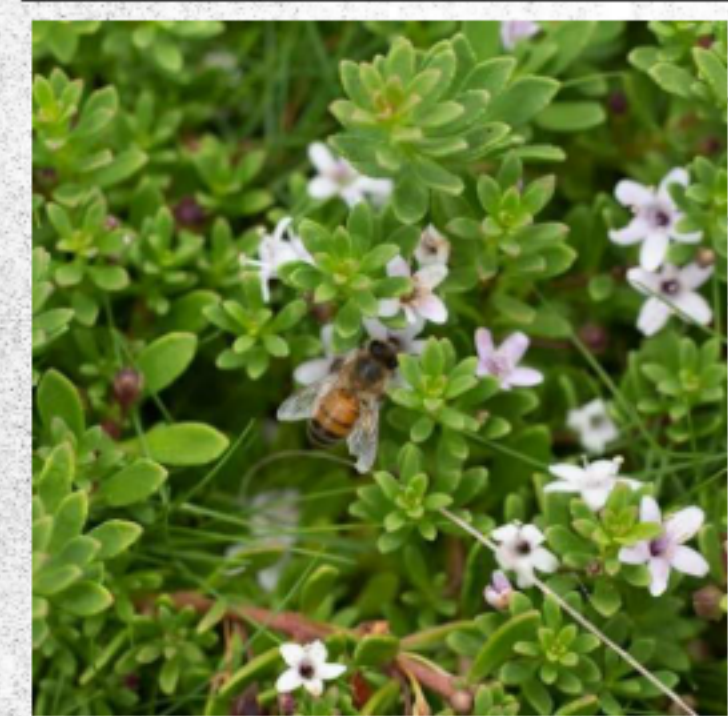
NOTES:  
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.

- 1 FINISHED GRADE
- 2 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
- 3 AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- 4 FOOT TAMP BASE
- 5 SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
- 6 APPROVED BACKFILL THOROUGHLY MIXED PRIOR TO INSTALLATION
- 7 NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

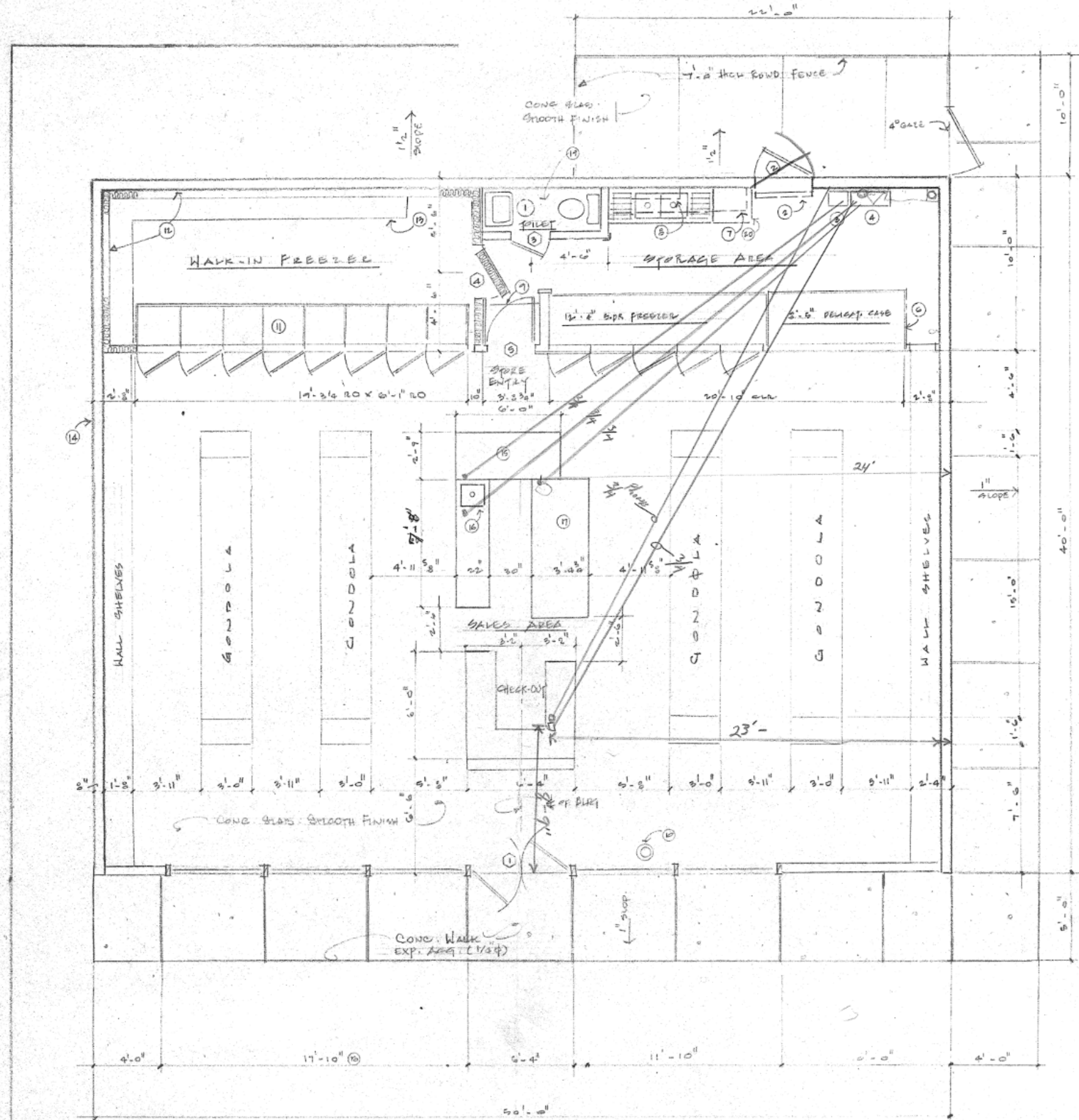


**B SHRUB PLANTING**  
SCALE: NOT TO SCALE

GROUND COVER/SHRUB:  
MYOPORUM PARVIFOLIUM

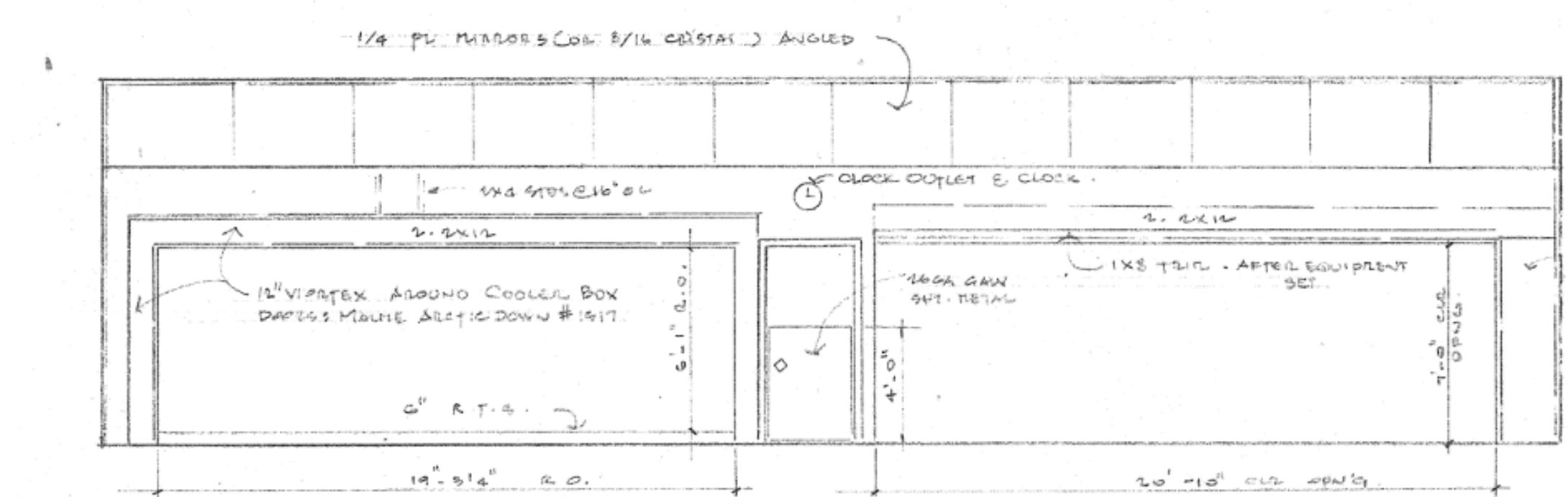




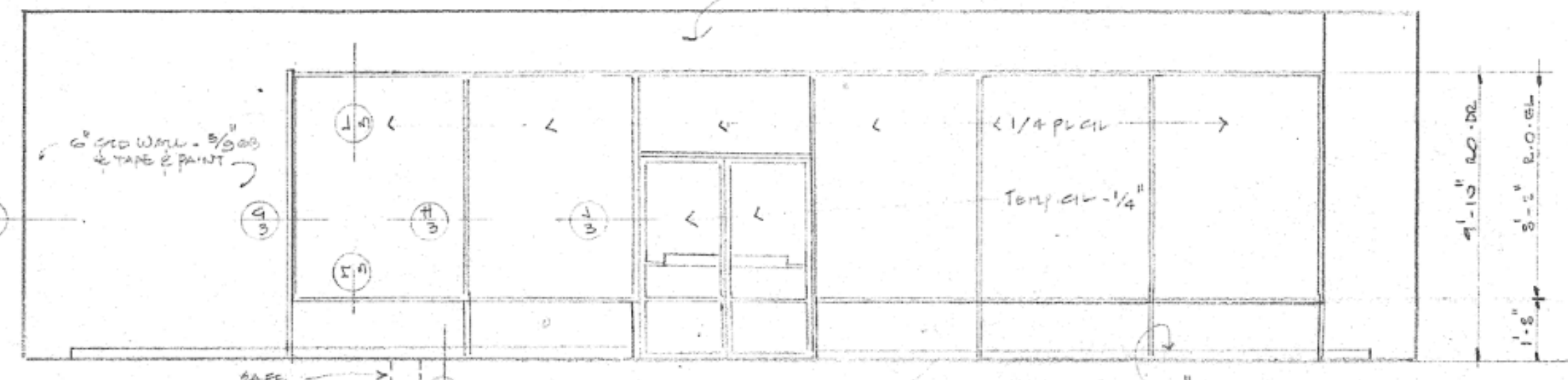


**FLOOR PLAN** Scales: 1/4" = 1'-0"

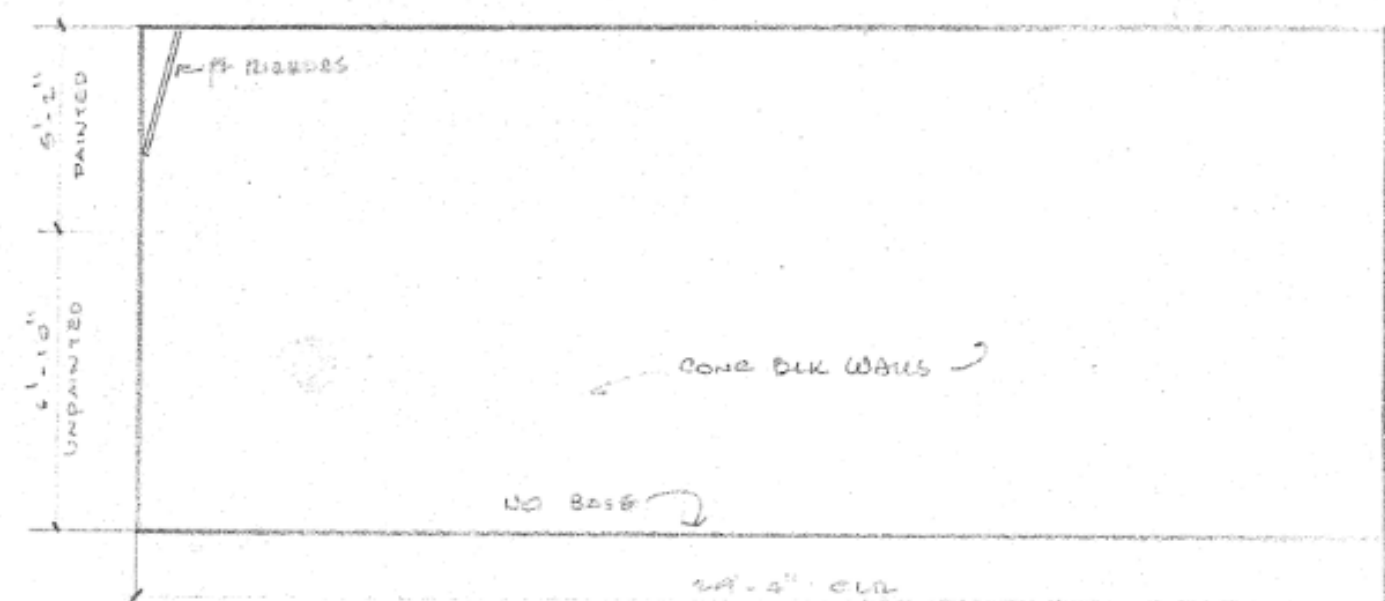
- 1 6 GAL. H.H. CEMENT OVER CONCRETE JOIST
- 2 3" x 5" TELEPHONE JUNCTION BOX OVER DR. PANEL "A"
- 3 MAIN ELECT. PANEL
- 4 VOID
- 5 3'-0" x 4'-0" x 3/4" A.C. INS. GIB. PLYD TO BE INSTALLED AFTER DELI-CASE
- 6 5" HIGH, 1'-4" x 3'-0" SHELF
- 7 2" x 2" SHELF ABOVE SINK
- 8 METAL EDGE @ PLY TIE
- 9 1/2" x 1/2" PLY SAFE BY UNITED SAFE MFG. CO. HS AL. 755 DR. ST. W/ ALUM. CORNERS
- 10 INSULATED MASONRY WALL, 2 ANCHORS PER SHELF, SUPPLIED & INSTALLED BY CONTRACTOR SEE SPEC.
- 11 2" STYROFOAM BEW. GIB. JOIST @ HALL & CORNER OF WALLS W/ PLASTIC MEMBRANE & EXTENSION FREE OF WALLS & CEILING
- 12 3/8" x 1/2" EXT. GIB. PLYD SHELF, 5'-0" HIGH W/ 1/2" x 1/2" BRACKET & 2x2x4
- 13 3" CONE BLOCK WALLS
- 14 2" x 2" MASTER BELT
- 15 SINK
- 16 TILES # DUVS DELI-CASE
- 17 666 GIB. # 91 FOR R.T.S. SIZES
- 18 TILES BRG. 12" x 24" NO. 11/12000, 3/4" x 1/2" P.B. T.K.B., TOWER-DOP. & GRAB BARS
- 19 3'-2" x 1'-7 1/2" COLUMN



**REAR WALL ELEVATION** Scale: 1/4" = 1'-0"



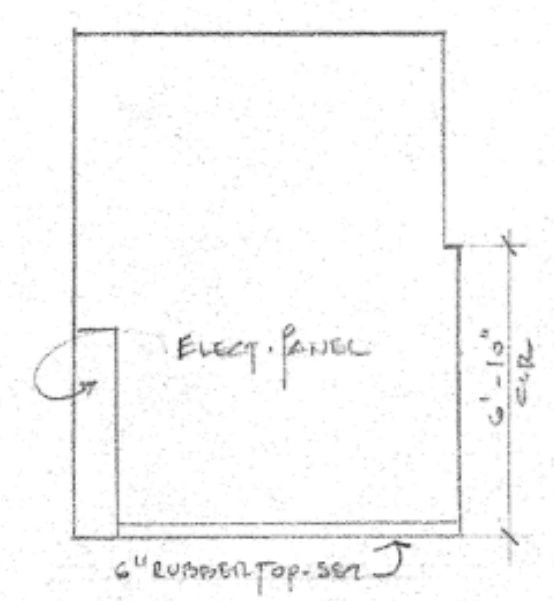
**FRONT WALL ELEVATION** Scale: 1/4" = 1'-0"



**Storage Area - Right Wall Elevation**  
Left Wall Elevation - Reverse

MARK	SIZE	MATERIAL	REMARKS
1	24" x 24"	1/2" BRG. STEEL	CONCRETE REINFORCING BAR W/ CH-101 TIE BARS @ 20" ON CENTER BOTH WAYS
2	24" x 24"	1/2" BRG. STEEL	CONCRETE REINFORCING BAR W/ CH-101 TIE BARS @ 20" ON CENTER BOTH WAYS
3	24" x 24"	1/2" BRG. STEEL	CONCRETE REINFORCING BAR W/ CH-101 TIE BARS @ 20" ON CENTER BOTH WAYS
4	3" x 3"	INSULATED	PLY GIB. SHEET OVER GIB. JOIST, AUTO INSULATION, MASONRY BRICKS
5	3" x 3"	1/2" BRG. STEEL	CONCRETE REINFORCING BAR W/ CH-101 TIE BARS @ 20" ON CENTER BOTH WAYS

ITEMS	INTERIOR FINISH SCHEDULE				
	FLOORS	BASES	WALLS	CEILING	DOORS
WALLS					
FLOORS					
BASES					
WALLS					
CEILING					
DOORS					
STAIRS					
TOILET					
STORAGE					
WALL IN CORNER					



**Storage - Side Elevation**

**MAMMINI MART**  
 SAN MARTIN AVE. SAN MARTIN, CALIF.  
 LOUIS MAMMINI

---

**GARCIA & HENRY CIVIL ENGINEERS**  
 17235 MONTEBELLO ST., ROSAM HILL, CALIF. PHONE: 779-9144

**ARCHITECTURE**  
 307 Orchard City Dr. Ste 350  
 Campbell, CA 95008  
 408.265.5255

JEFFREY EATON ARCHITECT, INC.  
A CALIFORNIA CORPORATION

**13305 SYCAMORE**  
 13305 SYCAMORE AVE.  
 SAN MARTIN, CA 95046  
 Client: EUGENE MAMMINI

Rev. #	Description	Date
01	ISSUE FOR PLANNING AGENCIES	02/20/23
02	ISSUE FOR ASA CORRECTIONS SA	06/01/24
03	ISSUE FOR ASA CORRECTIONS SA	08/22/24

Project Number: 24024  
 Date: 06/20/24  
 Drawn by:  
 Checked by:

Sheet Title:  
**EXISTING FLOOR PLAN FOR REFERENCE ONLY**

**PA2.0**



**KEYNOTES**

11.11	(N) FOUNTAIN STATION, TYP.
11.12	(N) CASHIER COUNTER.
11.14	(N) WALK-IN COOLER, CONTAINS COLD DRINKS AND PACKAGED FOOD.
11.15	(N) SHELVING CONTAINS FOOD MERCHANDISE, TYP.
11.16	(N) DELI CASE.
11.17	BACK OF HOUSE STORAGE AND SINK.
11.18	WARM BEVERAGE STATION, AND FOOD DISPLAYS.

**TI SCOPE OF WORK**

- INTERIOR ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING.
- FINISHES/ DISPLAYS/CASEWORK.
- SINGLE USER RESTROOM.
- EQUIPMENT, WALK IN REFRIGERATOR/ FREEZER.
- EXTERIOR HVAC UNITS ON ROOF.



**ARCHITECTURE**

307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
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**13305 SYCAMORE**

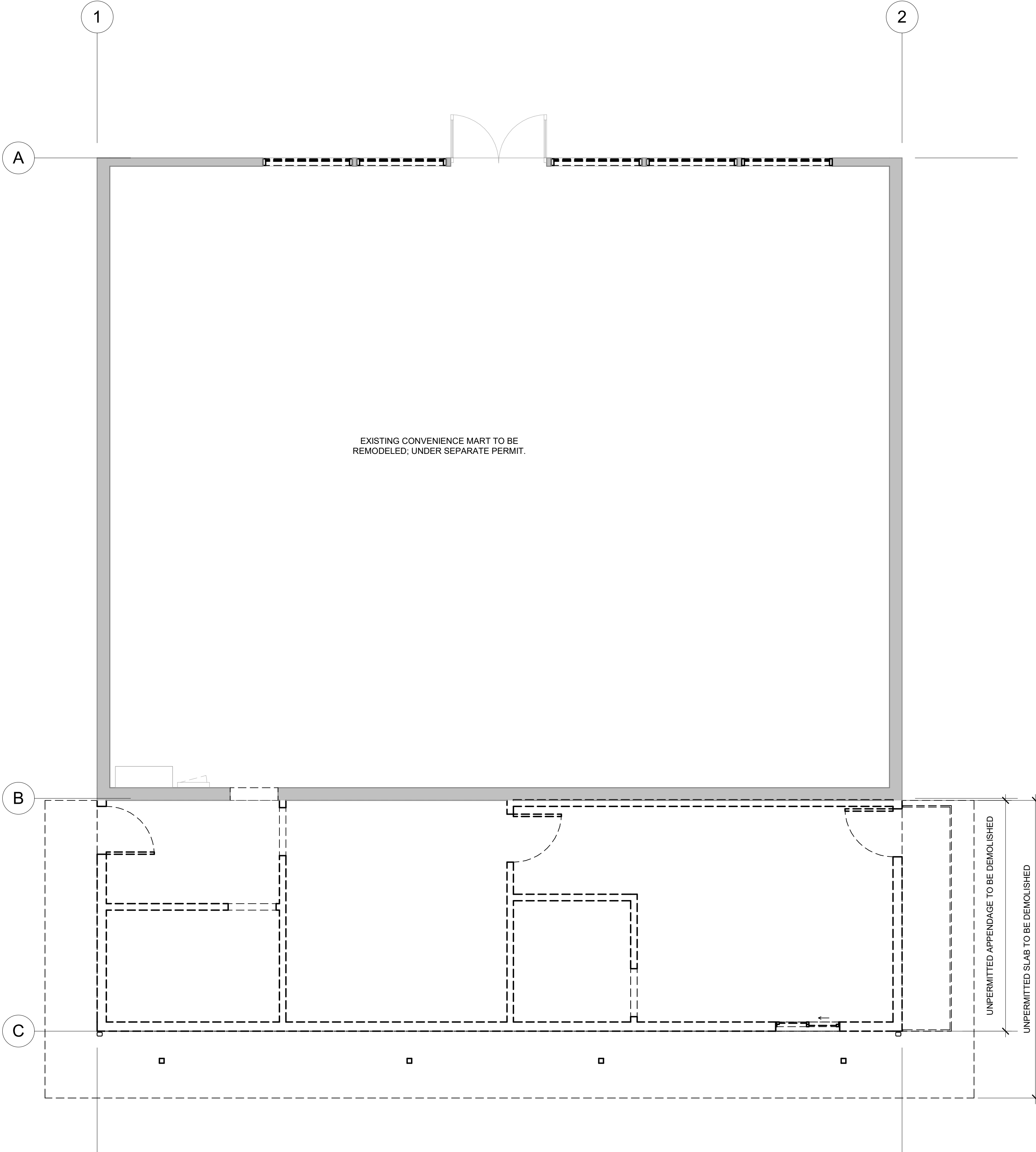
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMINI

Rev. #	Description	Date
06/20/23	ISSUE FOR PLANNING AND ASSESSMENT	06/20/23
08/01/24	ISSUE FOR ASA CORRECTIONS SA	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS SA	08/22/24

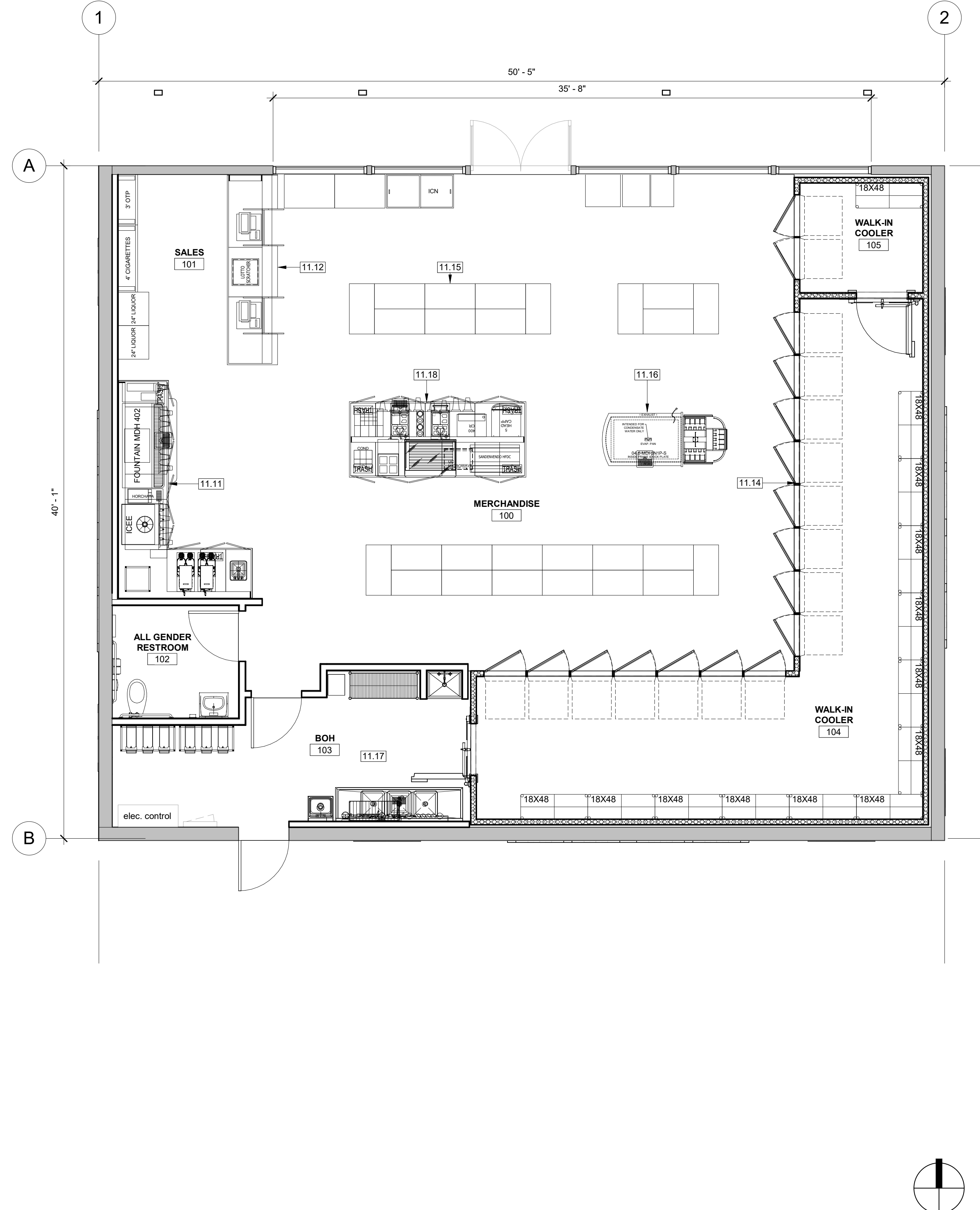
Project Number: 24024  
Date: 06/20/24  
Drawn by: AE  
Checked by: JE

Sheet Title:  
**EXISTING/DEMO  
& PROPOSED  
FLOOR PLAN**

**PA2.1**

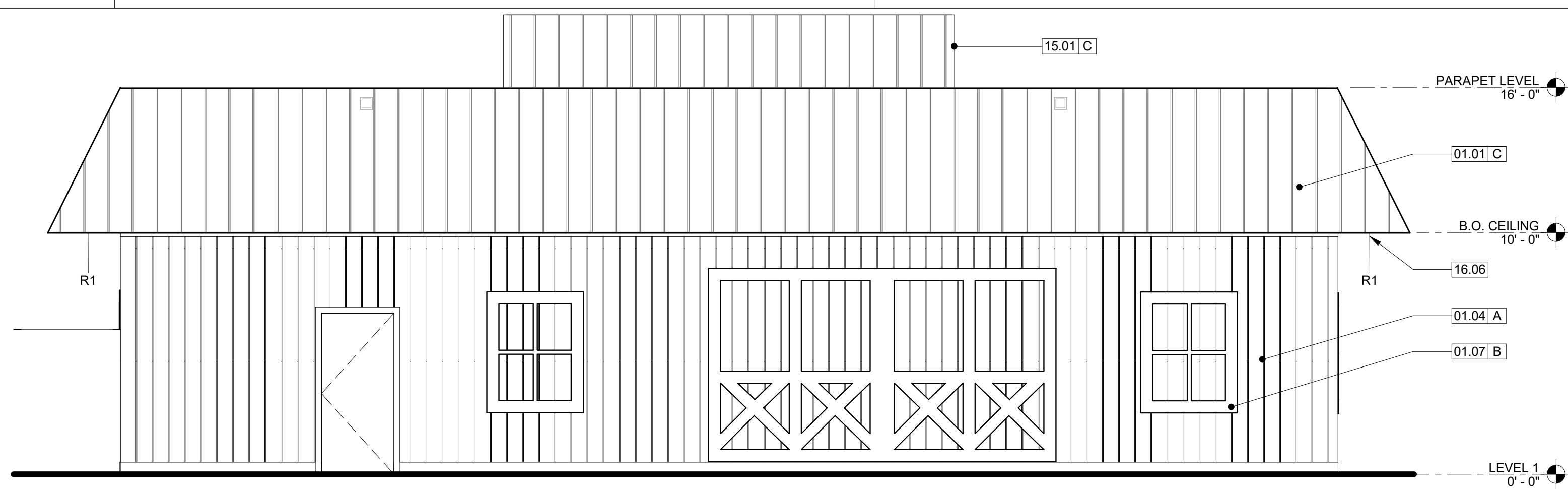


**EXISTING / DEMO FLOOR PLAN** 2  
1/4" = 1'-0"

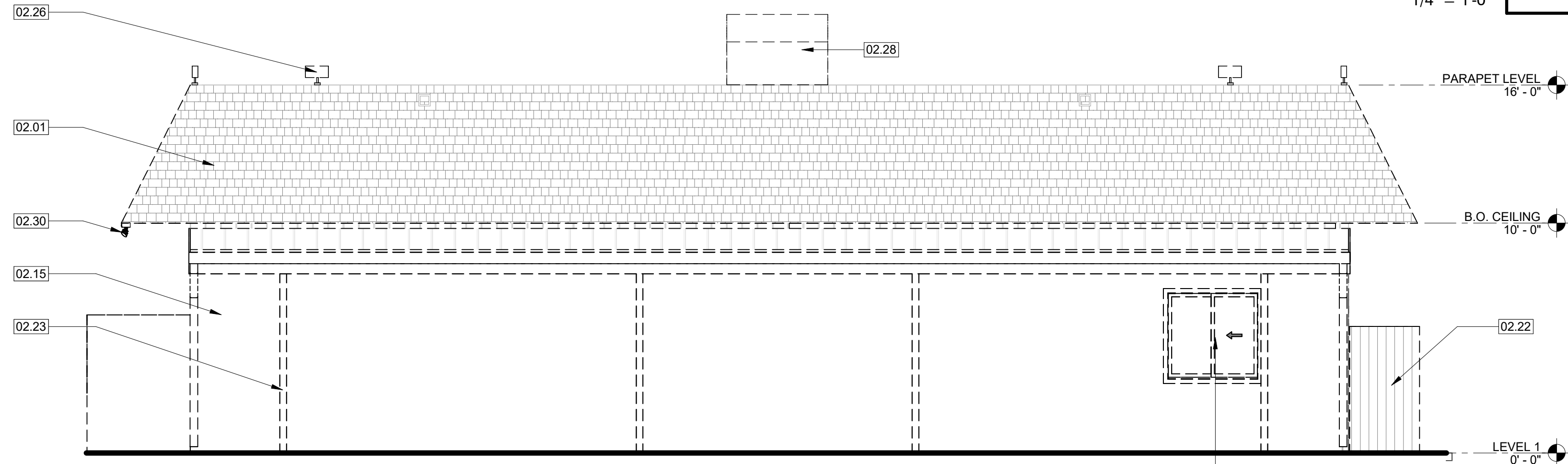


**PROPOSED FLOOR PLAN** 1  
1/4" = 1'-0"

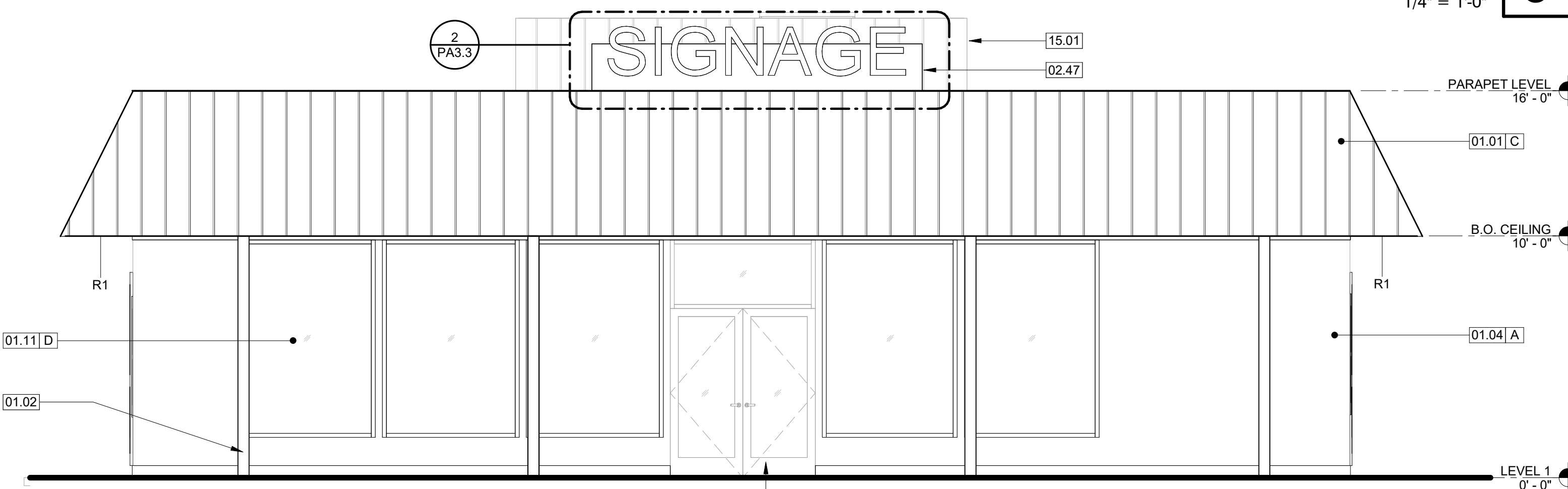
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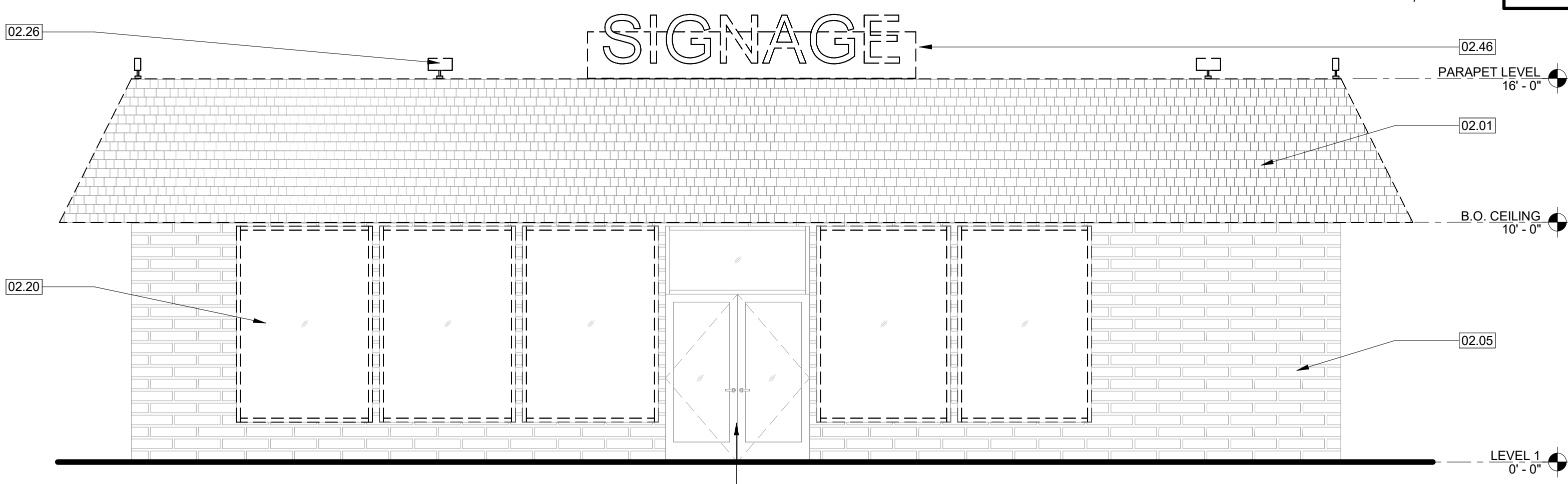
**PROPOSED SOUTH EXTERIOR ELEVATION 4**  
1/4" = 1'-0"



**EXISTING/DEMO SOUTH EXTERIOR ELEVATION 3**  
1/4" = 1'-0"



**PROPOSED NORTH EXTERIOR ELEVATION 2**  
1/4" = 1'-0"



**EXISTING/DEMO NORTH EXTERIOR ELEVATION 1**  
1/4" = 1'-0"

**MATERIAL LEGEND**

- # | A **T1-11 SIDING**  
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12  
MANUFACTURER: KELLY MOORE
- # | B **TRIM**  
COLOR: SWISS COFFEE/ 23 LVR 86  
MANUFACTURER: KELLY MOORE
- # | C **CORRUGATED METAL ROOFING**  
COLOR: RIB GALVALVALUM STEEL 29 GAUGE  
MANUFACTURER: SM
- # | D **STOREFRONT SYSTEM**  
COLOR: ANODIZED ALUMINUM.  
MANUFACTURER: TBD

**LIGHTING LEGEND**

- R1 10" RECESSED DOWN LIGHT, LED 2500 LUMENS, 29.5 WATTS.\*
- R2 8" RECESSED DOWN LIGHT, LED 2100 LUMENS, 21 WATTS.\*

\*(LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SHOP LIGHTING)

**KEYNOTES**

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"X5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOOD.
01.11	(N) STOREFRONT SYSTEM, CLEAR ANODIZED FRAME, CLEAR GLAZING, REPLACED IN KIND, TYP.
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED; 727 SF.
02.20	(E) STOREFRONT SYSTEM TO BE REMOVED AND REPLACED IN KIND, TYP.
02.21	(E) STOREFRONT DOOR AND WINDOW TO REMAIN, CLEAR ANODIZED ALUMINUM.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, TYP.
02.23	(E) 3.5"X3.5" WOOD POST TO BE REMOVED, TYP.
02.24	(E) 48"X48" SLIDING WINDOW TO BE DEMOLISHED
02.26	(E) FLOOD LIGHTING TO BE REMOVED
02.28	(E) MECHANICAL UNIT TO BE DEMOLISHED
02.30	(E) EXTERIOR LIGHTING TO BE DEMOLISHED
02.31	(E) DOOR TO REMAIN.
02.46	(E) SIGN TO BE REMOVED AND REPLACED IN KIND.
02.47	(E) SIGNAGE TO BE REPLACED IN KIND. SIGN SHOULD BE STATIONARY AND HAVE NO MOVEMENT OF FLASHING LIGHTS.
15.01	(N) MECHANICAL SCREEN TO MATCH (N) ROOF.
16.06	(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYP. LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SURFACED MOUNTED SHOP LIGHTING.



**ARCHITECTURE**  
307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
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**13305 SYCAMORE**  
13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMIN

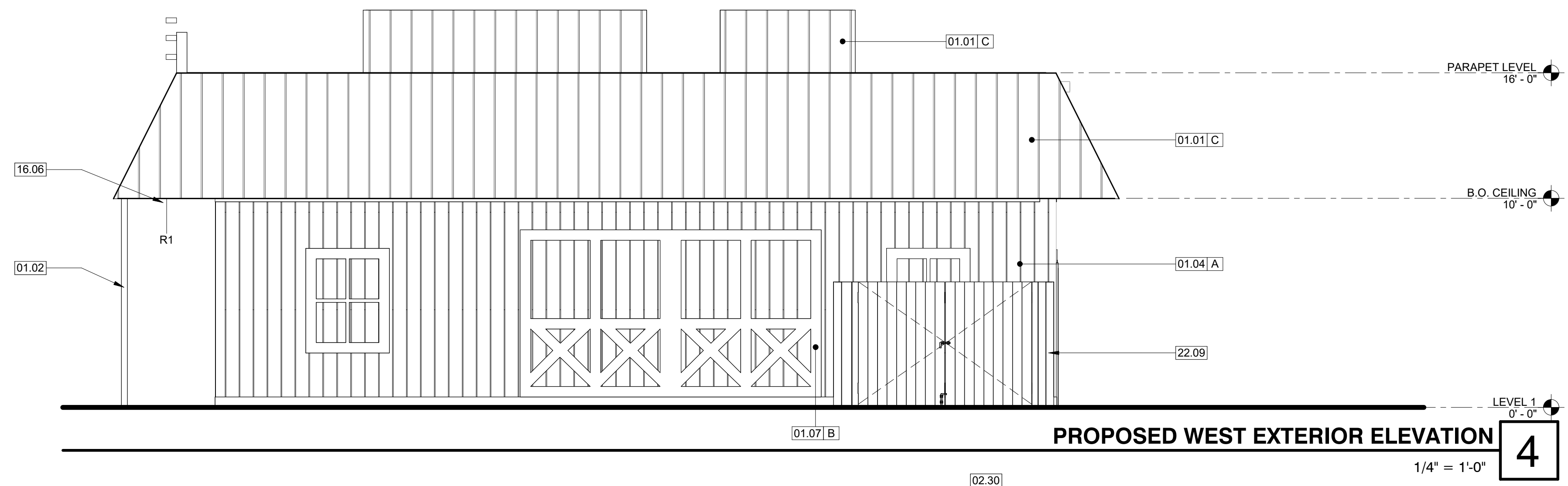
Rev. #	Description	Date
06/20/23	ISSUE FOR PLANNING AND ASA	06/20/23
08/01/24	ISSUE FOR ASA CORRECTIONS SA	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS SS	08/22/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: EK  
Checked by: AE

Sheet Title:  
**EXISTING/DEMO & PROPOSED SOUTH & NORTH EXTERIOR ELEVATIONS**

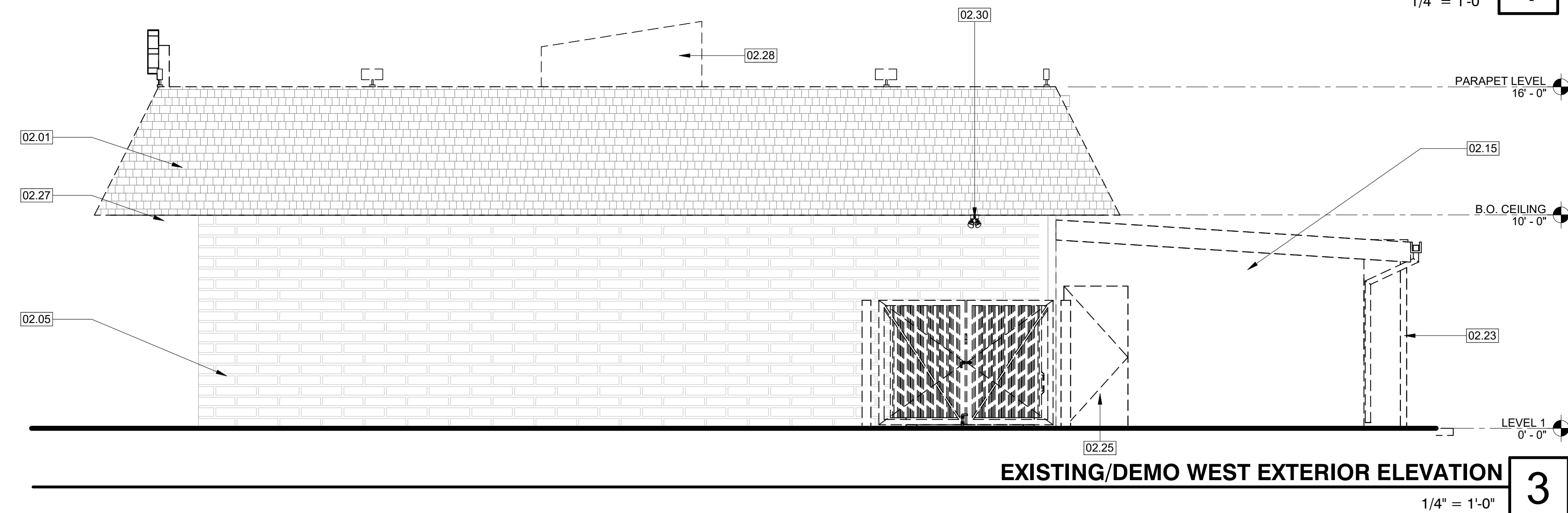
**PA3.1**





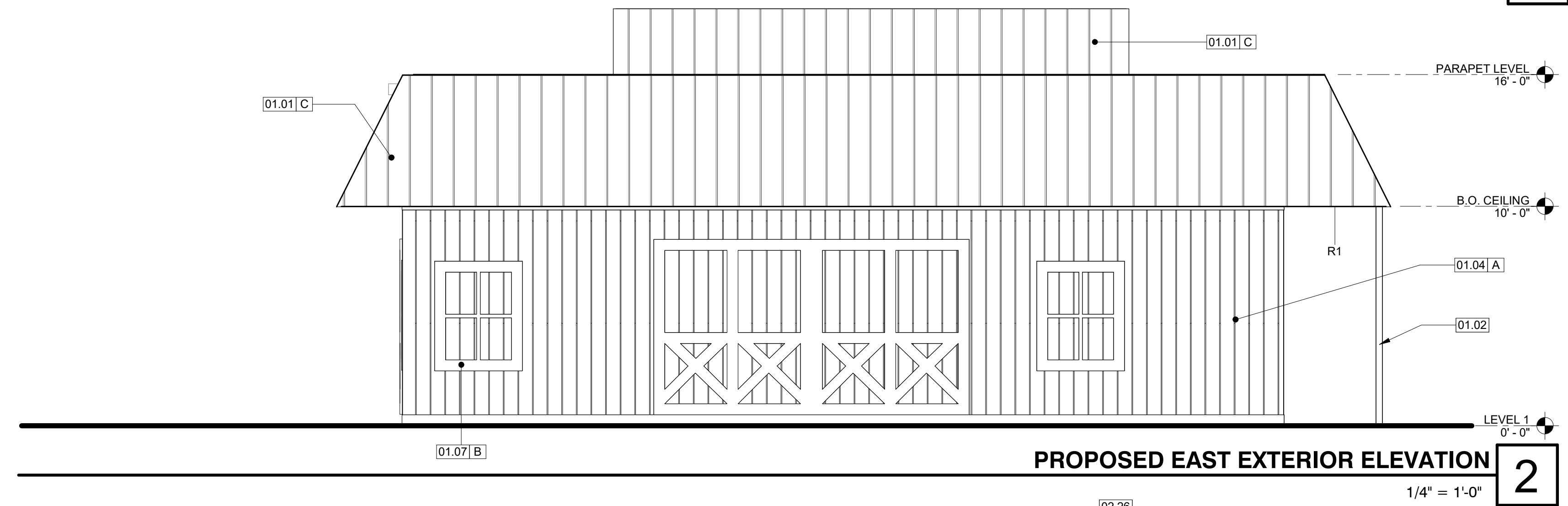
**PROPOSED WEST EXTERIOR ELEVATION**

**4**



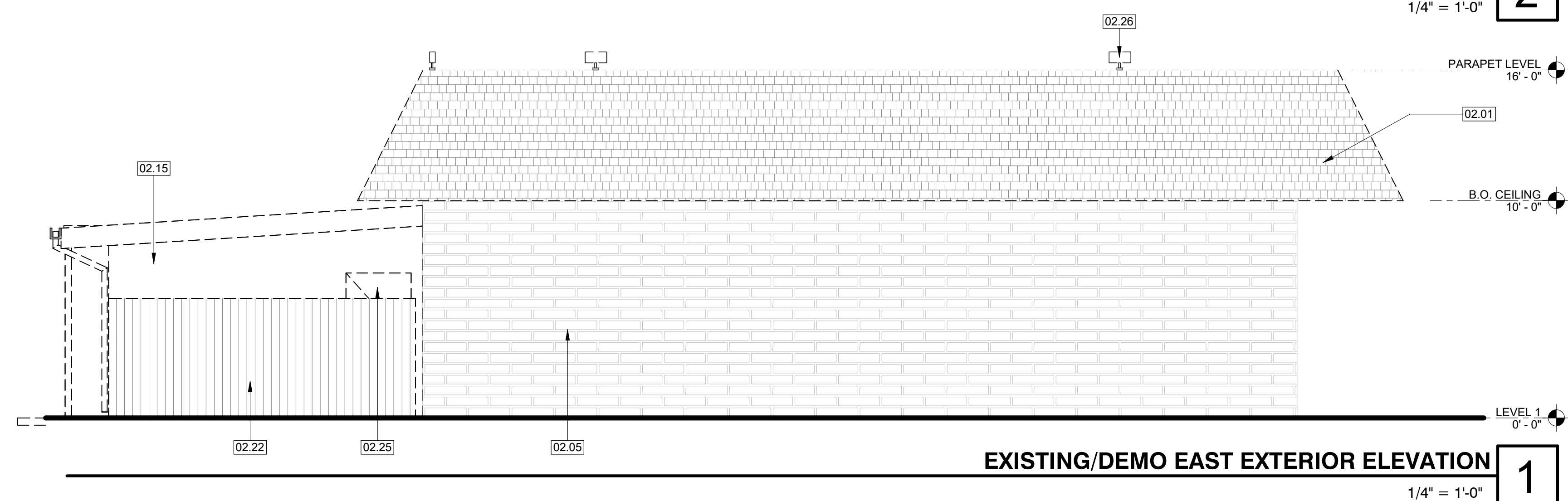
**EXISTING/DEMO WEST EXTERIOR ELEVATION**

**3**



**PROPOSED EAST EXTERIOR ELEVATION**

**2**



**EXISTING/DEMO EAST EXTERIOR ELEVATION**

**1**

**FINISH LEGEND**

- # A **T1-11 SIDING**  
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12  
MANUFACTURER: KELLY MOORE
- # B **TRIM**  
COLOR: SWISS COFFEE/ 23 LVR 86  
MANUFACTURER: KELLY MOORE
- # C **CORRUGATED METAL ROOFING**  
COLOR: RIB GALVALVALUM STEEL 29 GAUGE  
MANUFACTURER: SM
- # D **STOREFRONT SYSTEM**  
COLOR: ANODIZED ALUMINUM.  
MANUFACTURER: TBD

**LIGHTING LEGEND**

R1	10" RECESSED DOWN LIGHT
R2	8" RECESSED DOWN LIGHT
F2	350 FLOOD LIGHT, WATT EQUIVALENT INTEGRATED OUTDOOR LED COMMERCIAL ELECTRIC LIGHT, 5000 LUMENS, DUSK TO DAWN SECURITY LIGHT

**KEYNOTES**

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"x5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOOD.
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED: 727 SF.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, TYP.
02.23	(E) 3.5"x3.5" WOOD POST TO BE REMOVED, TYP.
02.25	(E) DOOR TO BE DEMOLISHED, TYP.
02.26	(E) FLOOD LIGHTING TO BE REMOVED.
02.27	(E) SURFACE LIGHTING TO BE REPLACED WITH (N) RECESSED CAN LIGHTING TYP.
02.28	(E) MECHANICAL UNIT TO BE DEMOLISHED
02.30	(E) EXTERIOR LIGHTING TO BE DEMOLISHED
16.06	(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYP. LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SURFACED MOUNTED SHOP LIGHTING.
22.09	(N) TRASH ENCLOSURE, REDWOOD 6'-0" HIGH.



**ARCHITECTURE**

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Campbell, CA 95008  
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13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMIN

Rev. #	Description	Date
01	ISSUE FOR PLANNING AGENCY REVIEW	06/20/24
02	ISSUE FOR ASA, CORRECTIONS S4	06/20/24
03	ISSUE FOR ASA, CORRECTIONS S4	06/20/24
04	ISSUE FOR ASA, CORRECTIONS S5	06/20/24
05	ISSUE FOR ASA, CORRECTIONS S5	06/20/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: EK  
Checked by: AE

Sheet Title:  
**EXISTING/DEMO  
& PROPOSED  
EAST & WEST  
EXTERIOR  
ELEVATIONS**

**PA3.2**

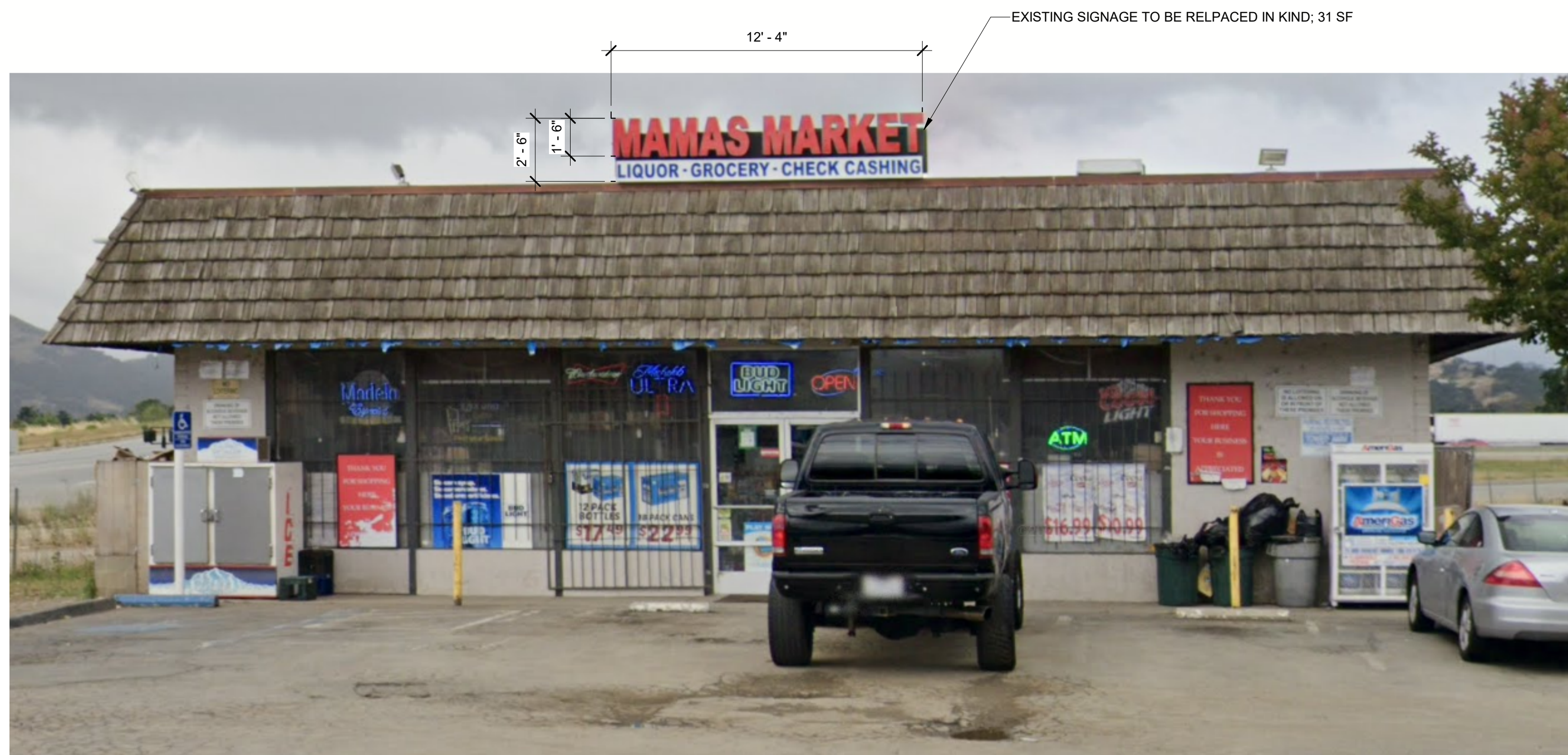




**ARCHITECTURE**

307 Orchard City Dr. Ste 350  
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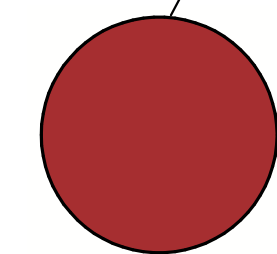
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A CALIFORNIA CORPORATION



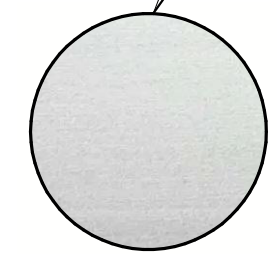
**EAST EXISTING PHOTO**  
NS **2**

<b>4</b>	<b>SIGNS APPROVED:</b>	total number:	<u>2</u>	building	_____
		type:	<u>monument</u>	_____	_____
		number:	<u>1</u>	_____	_____
		size:	<u>12' X 2'</u>	<u>as submitted</u>	_____
	Height to top of reader:	<u>6'</u>	<u>7'</u>	_____	_____
	Height to top of structure:	<u>6'</u>	<u>7'</u>	_____	_____
<b>5</b>	Signs shall be stationary and have no flashing or moving lights. There shall be no additional unapproved signs, banners, pennants, flags, spinners, or any other such similar attracting device displayed at any time. No portion of any sign shall protrude beyond the property line or right of way line. At the intersection of street right of way, no portion of any sign shall protrude beyond the 40-foot triangle measured along the curb face.				

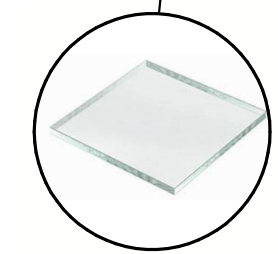
**EXISTING CUP SIGNAGE REQUIREMENTS**  
NS **3**



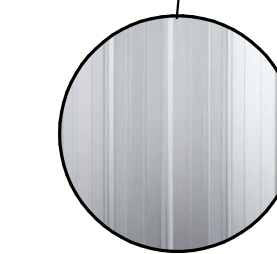
**T1-11 SIDING**  
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12  
MANUFACTURER: KELLY MOORE



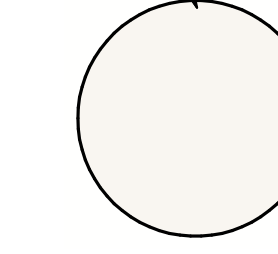
**STOREFRONT SYSTEM**  
COLOR: ANODIZED ALUMINUM.  
MANUFACTURER: TBD



**GLAZING**  
COLOR: CLEAR 1/4" SOLARBAN 60  
MANUFACTURER: TBD



**CORRUGATED METAL ROOFING**  
COLOR: RIB GALVALVALUM STEEL 29 GAUGE  
MANUFACTURER: SM



**TRIM**  
COLOR: SWISS COFFEE/ 23 LVR 86  
MANUFACTURER: KELLY MOORE

**EAST PROPOSED FINISH BOARD**  
NS **1**

**13305 SYCAMORE**

13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMINI

Rev. #	Description	Date
06/20/23	ISSUE FOR PLANNING BOARD	06/20/23
08/01/24	ISSUE FOR ASA CORRECTIONS SA	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS SA	08/22/24

Project Number: 24024  
Date: 06/20/24  
Drawn by: Author  
Checked by: Checker

Sheet Title:  
**FINISH BOARD/SIGNAGE REQUIREMENTS**

**PA3.3**



TI SCOPE OF WORK

- INTERIOR ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING.
- FINISHES/ DISPLAYS/CASEWORK.
- SINGLE USER RESTROOM.
- EQUIPMENT, WALK IN REFRIGERATOR/ FREEZER.
- EXTERIOR HVAC UNITS ON ROOF.

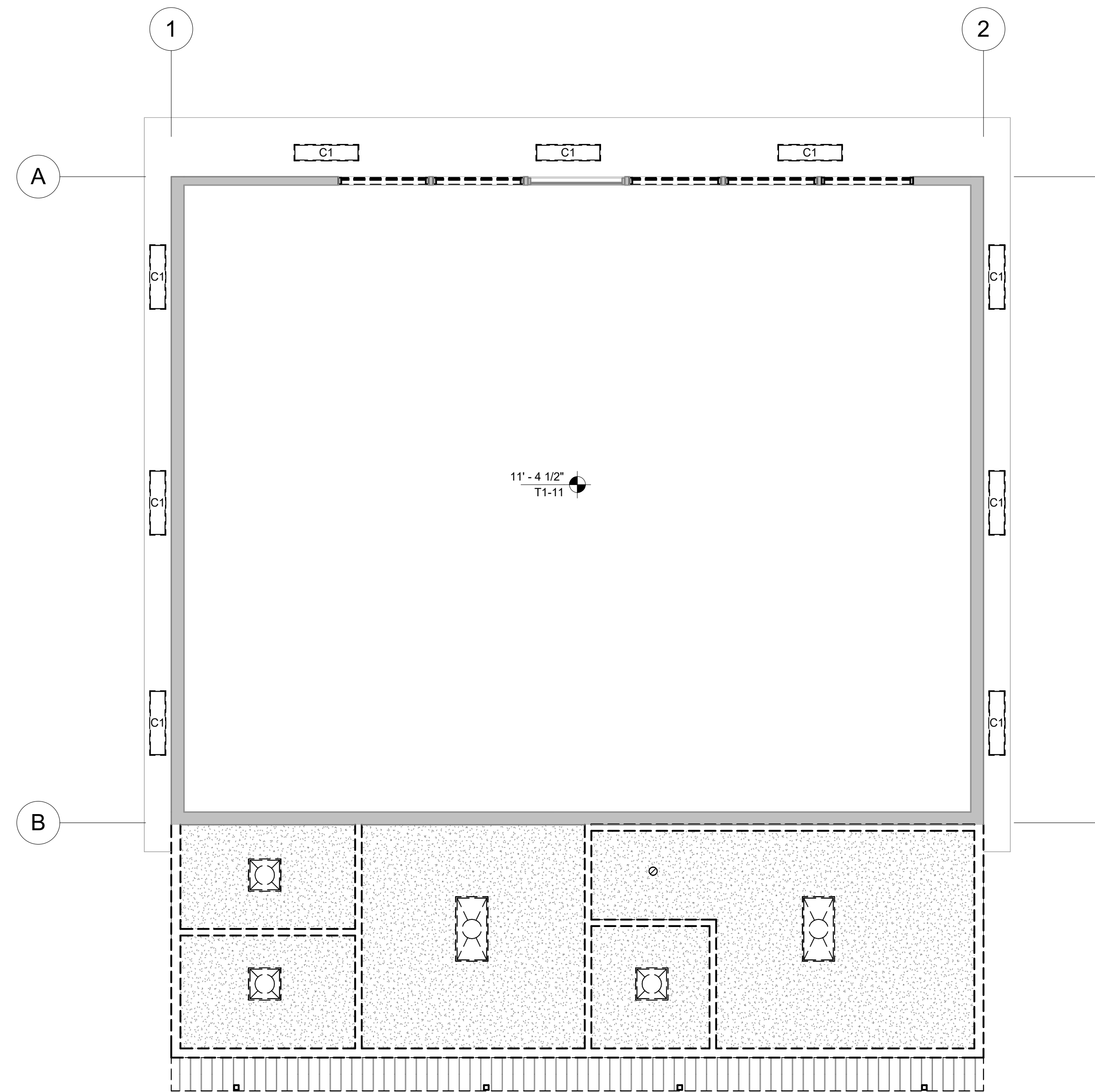
KEYNOTES



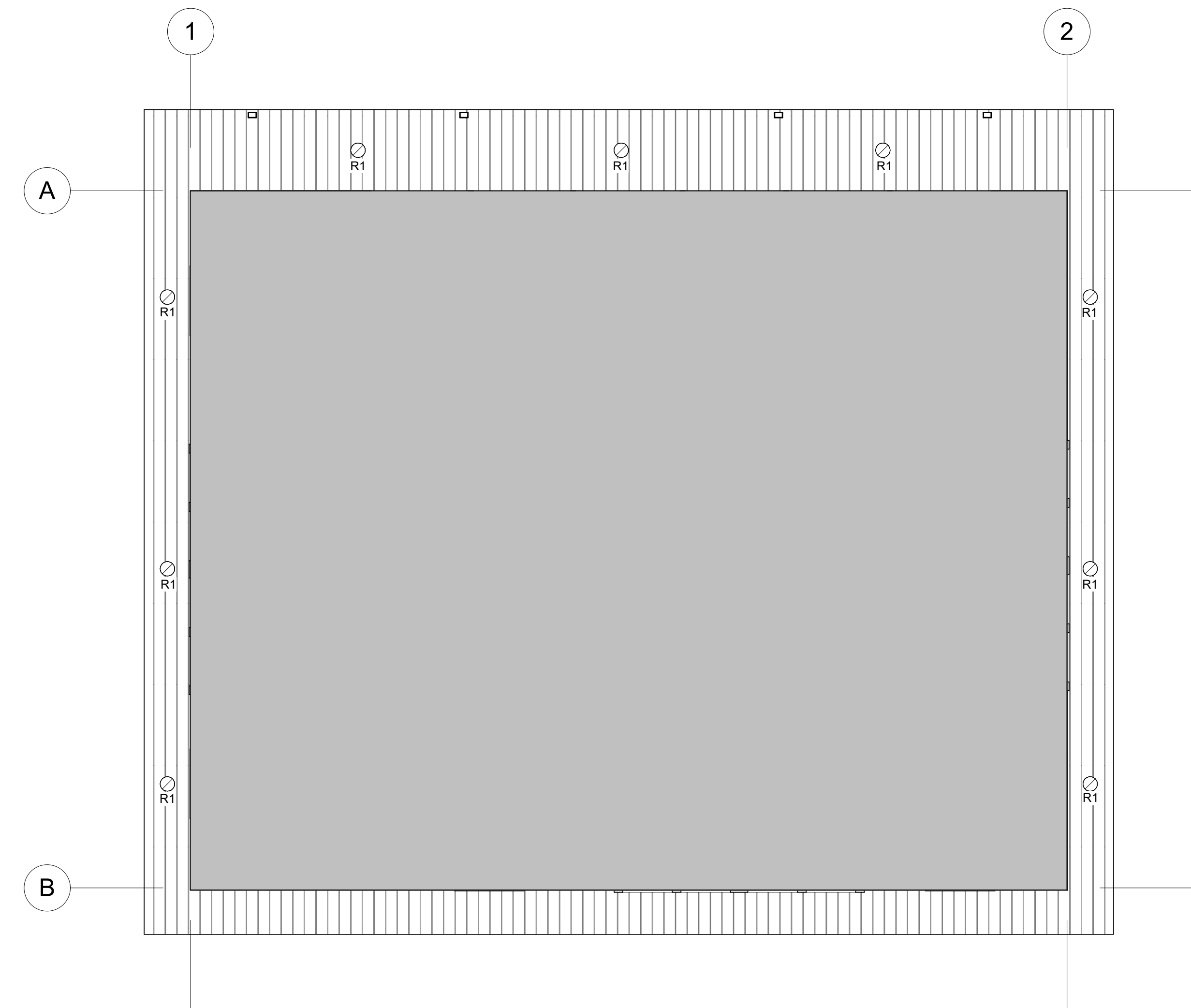
ARCHITECTURE

307 Orchard City Dr. Ste 350  
Campbell, CA 95008  
408.265.5255

JEFFREY EATON ARCHITECT, INC  
A CALIFORNIA CORPORATION



EXISTING / DEMO REFLECTED CEILING PLAN **2**  
NS



PROPOSED REFLECTED CEILING PLAN **1**  
NS

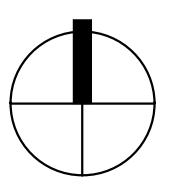
13305 SYCAMORE

13305 SYCAMORE AVE.  
SAN MARTIN, CA 95046  
Client: EUGENE MAMMINI

Rev. #	Description	Date
06/20/24	ISSUE FOR PLANNING AND PERMITS	06/20/24
08/01/24	ISSUE FOR ASA CORRECTIONS SA	08/01/24
08/22/24	ISSUE FOR ASA CORRECTIONS SA	08/22/24

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Drawn by: -  
Checked by: -

Sheet Title:  
EXISTING/  
PROPOSED  
EXTERIOR  
LIGHTING



PA6.1