

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



STAFF REPORT
Zoning Administration Hearing
September 5, 2024
Item #01

Staff Contact: Robert Cain
(408) 299-5706, robert.cain@pln.sccgov.org

File: PLN23-155

Architecture & Site Approval for expansion of an existing retail use

Summary: Public hearing to consider a land use application for an Architecture & Site Approval (ASA) for a new, two-story, 3,960 sq. ft. storage building to support an existing men's clothing retail store. The project does not propose any grading but does request a reduction to the required amount of parking.

Owner: Ni 2265 LLC

Applicant: Architects SF, Inc.

Address: 2265 Stevens Creek Boulevard, San José

Present Land Use: Retail Sales & Services

Supervisory District: #4

Gen. Plan Designation: USA San José

Zoning: CG

APN: 274-41-068

Lot Size: 5,593 square feet

HCP: Area 4: Urban Development Not Covered if Less Than 2 Acres

RECOMMENDED ACTIONS

A. Deny the request for a reduction to the required amount of parking and Deny the requested application for Architecture and Site Approval (ASA)

OR

B. Approve the use of a categorical exemption (15303(c)) from the California Environmental Quality Act (CEQA), Attachment A; and,

C. Grant an Architecture & Site Approval and the requested reduction in required parking, pursuant to Conditions of Approval, Attachment B.

ATTACHMENTS INCLUDED

- Attachment A – CEQA Determination
- Attachment B – Preliminary Conditions of Approval
- Attachment C – Vicinity Map
- Attachment D – Request for Parking Reduction
- Attachment E – Business Plan

PROJECT DESCRIPTION

The proposed project is an Architecture and Site Approval for the expansion of an existing retail use to add a prefabricated, two-story, 3,960 square foot storage building and renovations to an existing 700 square foot structure for ADA compliance upgrades. Associated improvements on the 5.5593 square foot parcel include the addition of an accessible parking space and ramp. New exterior lighting is proposed for the storage building. There are no trees on the property. The property is within the Santa Clara Valley Habitat Permit Area, but is designated Area 4, Urban Development, for which coverage is only required for projects of 2 or more acres. San José Water will serve the property for domestic water supply. The Burbank Sanitary District will provide wastewater treatment services. The application also includes a request to reduce the amount of required parking spaces (1 space for every 200 square feet of structure, or 24 spaces) to one accessible space.

Setting/Location Information

The subject parcel is located on Stevens Creek Boulevard, approximately 600 feet west of the intersection with Bascom Avenue in the Burbank neighborhood. It is one of five parcels on the north side of Stevens Creek Boulevard which have not been annexed into the City of San José. All five parcels are zoned CG (General Commercial). The parcel is currently home to a men’s clothing store. Neighboring uses include automotive repair and services, restaurants, small-scale retail stores, personal services along Stevens Creek Boulevard, and residential uses on adjacent streets.

REASONS FOR RECOMMENDATIONS

- A. Environmental Review and Determination (CEQA)**
Class 3(c) Exemption.
- B. Project/Proposal**
 - 1. **General Plan:** San José Urban Service Area
 - 2. **Architecture and Site Approval:** Per County Zoning Ordinance Section 5.40.020, Architecture and Site Approval (ASA) is required for the establishment or modification of a use in a zoning district requiring ASA. As the project includes a new structure exceeding 2,000 square feet, the ASA does not qualify for Administrative Review.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for CG Zoning District, as summarized below:

Structures

Height: 65-feet

Note: Setbacks and height limits for applications subject to ASA may be modified by the Zoning Administrator with proper justification to (a) promote quality design and functionality, (b) to assure adequate buffering and compatibility with adjacent land use and development, and (c) for consistency with the general purposes of ASA.

C. ASA Findings

All ASA applications are subject to the Scope of Review (Findings), as listed in §5.40.040 of the County Zoning Ordinance. The overall purpose of ASA is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review finding is in **bold**, and an explanation of how the project meets the required finding is in plain text below.

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

The project as proposed creates a number of challenges in this area. The applicant proposes using the existing curb cut for this parcel. The size of the new structure will limit the distance between the structure and the property line to only 9 feet, potentially creating a single, dead-end aisle, however the placement of the new trash enclosure will exclude vehicles from this area. One accessible van space is proposed, directly adjacent to the Steven’s Creek Boulevard right of way. The applicant is requesting that the Zoning Administrator reduce the amount of required parking from 24 spaces to one single accessible van space (refer to Attachment D). The project proposes a spot which meets the minimum requirement for parking space size (144” in width) and access aisle (60” in width, however due to the location of the existing structure and its proximity to Stevens Creek Boulevard, only a 46” wide ramp is proposed instead of the required 48” ramp. Also, the constrained nature of the lot appears to leave less than the required 22-foot paved drive aisle to access this space.

§ 4.30.100 of the County Zoning Ordinance allows for the approving authority (in this case the Zoning Administrator) to allow a reduction in required parking if they determine that one or more of the following circumstances apply:

- A. The use or building is situated in an area characterized by older buildings which historically have not provided off-street parking consistent with current requirements.
- B. The use or building is in close proximity to public transit facilities, or the client base is demonstrably less inclined to use automobiles than the general public
- C. The nature or design of a specific use or facility is uniquely different from more standard examples of uses or facilities within the use classification, such that a

reduction in required parking is warranted. The reduction in required parking shall be supported by a parking study prepared by a qualified parking or transportation expert.

- D. The lot size and configuration, as well as the existing or potential building size, do not allow a reasonable use of the lot unless parking requirements are modified.

Parking reductions may only be allowed if the impacts of such reduced parking are not significantly contrary to the findings required under the applicable permitting process. In response to Subsection A, the subject property is located in an area with older commercial uses, most of which provide off street parking, but not always to the levels required by the County Zoning Ordinance. Of note, the City of San José used to require 1 parking space for every 200 square feet of building for retail uses, but eliminated most parking requirements beginning April 10, 2023, adopting a “visit-end uses” travel demand model in an effort to prioritize other forms of transportation than cars. The City does require one bicycle parking space per every 3,000 sf of retail space for goods and merchandise sales uses. In response to Subsection B, the parcel is next to a local VTA bus stop and within walking distance of a rapid VTA bus stop. In response to Subsection C, not parking plan was created for this application. There is nothing unique about the nature of the use that would support a parking reduction, and only the size of the new structure compared to the overall lot size precludes the standard parking amount. In response to Subsection D, the Applicant’s business model is to see one client at a time by appointment, creating a decreased demand for parking (refer to Attachment E).

Loading is another issue, as no loading zone is proposed. While a delivery truck could pull in and out of the driveway, it would likely block the accessible parking space in order to do so. Furthermore, any delivery trucks which double park on Stevens Creek Boulevard would have a significant impact on traffic movement in the area. A condition of approval is provided should the Zoning Administrator grant the parking reduction and the requested ASA, to require deliveries to occur outside of business hours to minimize impacts on the accessible parking and traffic on Stevens Creek.

As such, unless a reduction in required parking is granted, this finding cannot be made.

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

The neighboring structures along Stevens Creek Boulevard are one- or two-story commercial buildings. The new structure will be in the rear of the lot, and therefore have no/minimal impact on the character of Stevens Creek Boulevard. The parcel immediately behind the subject property (to the north) is zoned R2 and also has a two-story structure in the rear of the property. It appears to be approximately 20 feet from the rear property line and the prefabricated storage building on the subject property is proposed at 5 feet from the property line. The surrounding structures are mostly painted brick or concrete structures, with the residences to the north of the property mostly

natural or painted wood exteriors. The proposed structure will be a mix of galvanized steel and wood paneling. As such, this finding can be made.

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

No landscaping is proposed, which is common for this area. As such, this finding can be made.

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

The structure will be used for storing fabric, finished garments, and related materials necessary to create custom menswear. The structure will include restrooms, and the existing structure will be upgraded to an ADA compliant bathroom, all of which will be served by San José Water and the Burbank Sanitary District. As such, this finding can be made.

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

The property is already mostly covered in impervious surfaces, so the addition of this structure does trigger any additional flood control, stormwater, or surface water drainage requirements. As such, this finding can be made.

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

A standard fire hydrant is located on the corner of Stevens Creek Boulevard and Revey Avenue. The path of travel to the farthest point of the existing, non-sprinklered structure is under 300 feet, and the proposed structure is under 400 feet from the hydrant. The proposed structure is required to be sprinklered. As such, this finding can be made.

7. No significant increase in noise levels;

The proposed use is for storage, which will not generate significant increases to the existing level of noise. As such, this finding can be made.

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

The structure meets the zoning requirements for maximum height. There are no specified setbacks in this zoning district, nor is there lot coverage or floor area ratio maximum. There is a required parking minimum found in § 4.30.040 of the Zoning

Ordinance. For Retail Sales & Services, General, Small (Carry-Out) Items the required parking is 1 space per 200 square feet. The total square footage is 4,660, which would require 24 parking spaces, of which 1 space is required to be accessible (designated for individuals with disabilities). The applicant is requesting a reduction in the required parking to only the 1 accessible space. However, it appears that the lot is not wide enough to accommodate both the accessible space and the required drive aisle. The approving authority (in this case the Zoning Administrator), may allow a reduction in required parking spaces pursuant to § 4.30.100 of the County Zoning Ordinance (see discussion under finding No. 1 above). Furthermore, the proposed use is a “Retail Sales and Services” use which appears to have a disproportional amount of retail and inventory space for the individual appointment-based business model proposed, particularly the size of the storeroom structure. The size of this structure is both what necessitates the large parking requirement as well as prevents the applicant from adding additional parking spaces (Attachment E, Business Plan: FASHION TAILORED: Custom Clothiers). If a parking reduction is granted, this finding could be made.

9. 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 zoned for General Commercial and supports retail use. The General Plan designation is San José Urban Service Area. The City of San José has confirmed that the project complies with the City’s General Plan and also that the City does not wish to annex this parcel at this time. As such, this finding can be made.

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

The proposed prefabricated structure arguably meets the requirements of the Guidelines for Architecture and Site Approval. Primarily, while there is nothing innovative about the design it would improve the site’s and neighborhood’s aesthetic environment. It is roughly in scale with other neighboring structures, and since it is situated behind an existing structure will have a lessened impact on the streetscape. The proposed lighting is proposed to be and will be conditioned to be designed in such a way as to not increase the light pollution in the neighborhood above what currently exists. A fence separates the property from the neighboring residential lot, and the proposed conditions of approval ask that the fence be built and maintained to at least 6 feet in height. New utilities shall be placed underground, and the existing structure will continue to be used after it is remodeled to support ADA-related improvements. As such, this finding can be made.

D. Additional Information

During the project review process, neighboring parcels within 300 feet of the parcel were notified.

In conclusion, based on the analysis of the facts described in the body of this report, staff recommends that the Zoning Administration Hearing Officer deny the request for a reduction to the required amount of parking and deny the requested application land use entitlement for Architecture and Site Approval (ASA). It is unclear why such a large structure is necessary to support the existing use, or how this use will operate effectively without parking for employees, customers without an accessible parking placard, or room for loading of deliveries that would justify the reduction in parking to only one accessible space.

BACKGROUND

The project applicant submitted the Architecture and Site Approval pre-application on September 18, 2023. This followed a pre-application submitted on September 15, 2022, for the same new structure but a different use. The application was deemed incomplete on October 2, 2023, January 30, 2024, and May 15, 2024. The current submittal was received on June 10, 2024, and deemed complete on July 9, 2024.

Throughout the application review, Staff has informed the applicant that installing such a large, prefabricated structure would severely limit the ability to provide the necessary parking on site. The Applicant was advised that the parking could be provided on a different parcel provided sufficient agreement could be reached with that parcel’s owner. The Applicant was also advised that only the approving authority could authorize a reduction to the required parking.

As of the writing of this report, no public comments were received for this project. A public notice was mailed to all property owners within a 300-foot radius on August 23, 2024, and was also published in the Post Records on [August 19, 2024](#)¹.

STAFF REPORT REVIEW

Prepared by: Robert Cain, Senior Planner

DocuSigned by:
Robert Cain
B5CEFA7685054B6...

Reviewed and Approved by: Samuel Gutierrez, Principal Planner

DocuSigned by:
[Signature]
4BFDD21FF1FB4D2...

¹ San Jose Post Record – Legal Notices August 19, 2024; <https://www.postrecord.news/home.cfm?ref=legalnotices&disp=2>

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



ATTACHMENT A

PROPOSED CEQA EXEMPTION

STATEMENT OF EXEMPTION
from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN23-155	274-41-068	8/29/2024
PROJECT NAME	APPLICATION TYPE	
Fashion Tailored	Architecture and Site Approval	
OWNER	APPLICANT	
Ni 5598 LLC	Francisco Matos, Architects SF	
PROJECT LOCATION		
2265 Stevens Creek Boulevard, San José		
PROJECT DESCRIPTION		
Installation of a prefabricated, two-story, 3,960 square foot (sq. ft.) storage building and renovation of an existing 700 sq. ft. building for ADA-related improvements, creation of an accessible parking space and path of travel to support an existing retail use. No grading, landscaping, or tree removal are proposed.		
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.		
CEQA (GUIDELINES) EXEMPTION SECTION		
Categorically Exempt – Section 15303(c) – for up to four commercial buildings not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 sq. ft. in floor area in an urbanized areas on a parcel zoned for such use, and where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Therefore, this project can be Categorically Exempted from CEQA understand section 15303.		
COMMENTS		
APPROVED BY:	DocuSigned by: 4BFDD21FF1FB4D2... Signature	8/29/2024 Date
Samuel Gutierrez, Principal Planner		

ATTACHMENT B

PROPOSED CONDITIONS OF APPROVAL ARCHITECTURE AND SITE APPROVAL

Date: September 5, 2024
 Owner/Applicant: Ni 2265 LLC / Francisco Matos
 Location: 2265 Stevens Creek Boulevard (APN: 274-41-068)
 File Number: PLN23-155
 CEQA: Categorically Exempt - 15303(c)
 Project Description: Architecture and Site Approval for a new, prefabricated, two-story, 3,960 square-foot storage building and the renovation of an existing 700 square foot building for ADA-related improvements. No change in use from the existing retail use is proposed. A reduction in required parking from 24 spaces (1 accessible) to 1 accessible space is requested. Development is not a covered project under the Santa Clara Valley Habitat Plan.

PRELIMINARY CONDITIONS OF APPROVAL

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

Agency	Name	Phone	E-mail
Planning	Robert Cain	(408) 299-5706	robert.cain@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5760	alex.goff@sccfd.org

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development must take place according to approved plans prepared by Architects SF (submitted on June 10, 2024), and as modified by the Conditions of Approval.

Architecture and Site Approval

File #PLN23-155

September 5, 2024

3. Changes to the design of either structure, the proposed use, the parking and circulation, or signage are required to be submitted to the Planning Division for review and may require a modification of this land use entitlement and/or additional environmental review under the California Environmental Quality Act, which may require a public hearing.
4. Existing zoning is CG (General Commercial). The maximum height of a structure in this zone is 65 feet.
5. One accessible parking space conforming to the requirements found in the California Building Code (Chapter 11B) is required.
6. A fence of at least six feet in height must be maintained at the rear of the lot where the property borders a residential zone.
7. The building permit plans shall include a lighting plan which demonstrates that no additional light will spill over across the property line.
8. Clients shall access the site by appointment only, with only one client and their guests at any time, and no more than 14 client appointments per week.
9. Hours of operation shall be limited to 10 am to 8 pm.
10. Deliveries for the proposed "Retail Sales and Services" are to occur outside of the hours of operation to minimize impacts to parking and traffic.
11. The parking exception is granted for 24 spaces (1 accessible) to 1 accessible space for this Architectural and Site Approval for the proposed use of the buildings on the project site. The proposed use consists of a "Retail Sales and Services" clothing alterations/tailor use where there is one employee who provides sales and services to customers on an individual appointment basis, minimizing the parking demand for the project site. If the use of the building changes, then a new application for ASA and a new analysis of the parking requirements and parking exception will be done subject to requirements of § 4.30.100. - Parking exception and § 5.40.050. - Administrative review for minor projects or as required by the County Zoning Ordinance.
12. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Architecture and Site Approval

File #PLN23-155

September 5, 2024

Land Development Engineering

13. 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.

Department of Environmental Health

14. 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.

Fire Marshal's Office

15. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

16. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

17. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

18. Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

19. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

20. Fire department access shall comply with the following:

- a. Width: Access Roads to have a clear drivable width of 20 ft.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
- c. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
- d. Grade: Maximum grade shall not exceed 15%.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.

Architecture and Site Approval

File #PLN23-155

September 5, 2024

- f. Fire Department Turnaround: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- h. Address: Numbered address to be easily recognizable from the street.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

21. **Prior to the issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
22. **Prior to the issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a "Notice of Permit and Conditions" with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit application**.
23. Provide clearance from the City of San José Department of Transportation that the existing curb cut is sufficient to meet their standards or include a modification that meets City standards in the building permit application.

Land Development Engineering

24. 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.
25. 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.

Architecture and Site Approval
File #PLN23-155
September 5, 2024

26. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
27. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
28. All trash enclosures are to be covered and floor drains connected to a sanitary sewer or septic system.

Utilities

29. 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.
30. All storm drainage inlets shall be appropriately stenciled as drains to the bay/creek.

Stormwater Treatment – San Francisco Bay

31. It is recommended to include one of the following site design measures per the Municipal Regional Permit 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. Although only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook available at the following website:

www.scvurppp.org > Elements > New Development and Redevelopment > C.3 Stormwater Handbook

Department of Environmental Health

32. Prior to issuance of a building permit, obtain and provide the following documentation:
 - a. Provide evidence of potable water service from the local water company/service provider.
 - b. Provide evidence of connection to the sanitary sewer via connection permit.

Fire Marshal's Office

33. The minimum fire-flow shall be 750 gpm at 20 psi. after sprinkler reduction. NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings to meet Appendix B of the CFC.
 - a. **At the time of plan submittal for building permit**, provide written verification from the water company that this condition can be satisfied.

Architecture and Site Approval

File #PLN23-155

September 5, 2024

- b. If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
- c. Fire hydrant is to be located within 400 ft. exterior path of travel to all portions of structures.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

34. **Prior to final inspection**, contact Robert Cain in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the conditions of approval have been met.

Land Development Engineering

35. 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.
36. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

37. 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.

Fire Marshal's Office

38. An approved NFPA 13 fire sprinkler system shall be installed throughout the new structure. NOTE: The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

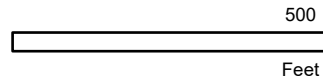


Location and Vicinity Map

Record No. PLN23-155

APN 274-41-068

2265 Stevens Creek Blvd, San Jose



2265 Stevens Creek Blvd

Daniel Ni
2265 Stevens Creek Blvd
San Jose, CA 95128

ATTACHMENT D

PARKING REDUCTION REQUEST

April 9, 2024

Mr. Robert Cain
County of Santa Clara Planning Dept
San Jose, CA

Dear Mr. Cain,,

We are submitting this letter to request a reduction in parking allowances due to the nature of our expansion request. We are applying for a permit to erect a 2000 square foot prefabricated building in the rear of property. However, this added space will be used only as a storage space to support the existing custom tailoring business. As described in our proposal, the business will continue as it has with 1 employee present at any given time during business hours. And appointments will be required for any customers. That said, this is not a "walk in" type of business and will not require more than 2 parking spaces at any time during business hours.

Please grant us the variance for reduced parking spaces so we can proceed to pursue our building permit.

Best regards,

Daniel Ni, owner

ATTACHMENT E

BUSINESS PLAN

Business Plan: FASHION TAILORED: Custom Clothiers

Notes to Santa Clara County Planning:

There would be only 1 employee at any time on premise. The administration of the business is quite straightforward and can be easily administered during the times when no clients are scheduled by the 1 employee. It would be simply finalizing the orders and emailing them to the tailors overseas.

The frequency of clients would be on an **appointment only basis**. And based on prior records, we can safely estimate 1 client per day. Using this, we can estimate 5-7 client appointments per week.

The operations has been conducted this way for some time and we don't foresee any changes in the foreseeable future.

As for the usage of the new space for storage, it is more of an outlet for the business to expand storage and essentially store more fabrics and fulfilled orders on site. Furthermore, the business offers shoes to clients and the extra space would make it more efficient to have available supplies and samples on site to offer to clients. Again, the storage would be managed and accessed by the 1 employee.

Executive Summary:

Business Name: Fashion Tailored (fashiontailored.com)

Business Type: Custom clothiers for men

Location: 2265 Stevens Creek Blvd., San Jose, CA 95128

Mission Statement: Our A-List team endlessly works to bring you the fashion trends before anyone else. It is our top priority to make the hottest looks affordable and easily available to our community. Fashion Tailored only uses the highest quality raw materials, combined with designs that delivers a truly bold look that is as unique as you are.

Business Description:

Fashion Tailored seeks to endow gentlemen with the highest levels of custom clothing by carefully crafting each garment to your exact measurements. We are able to perfectly capture your character and who you are. Beyond fit, we offer over 400 custom suit fabrics and 350 dress shirt fabrics that our clothiers will help you navigate to build a full wardrobe as well as fine shoe offerings.

Services:

1. Clothier consultation: We offer an initial free 1hr 15min consultation to meet and get to know our clients to determine their needs.
2. Over 20+ personal measurements taken to ensure a bespoke fit.
3. Front Office: Manned by one (1) employee, offering customer service and assistance.
4. Environment: Our showroom occupies the front building which will be renovated to provide space for administration, restroom, dressing room, and display area.
5. With the addition of the structure in the rear of the property encompassing 2000sf, we will be able to store more fabrics, fashion related materials, and customer orders on site for more convenient and expedient servicing.

Target Market:

Our target market includes Bay Area men looking to upgrade their wardrobe. We aim to become the go-to custom clothier destination.

Business Model:

- By Appointment only bookings for consultation and measurements ensure the client receives personal attention.
- Staff: One employee to serve clients on an appointment only basis.
- Flexible Hours: Open Mon-Sat from 10am to 6pm, hours can be adjusted based on demand and special appointments.
- Suits and shirts are manufactured overseas and shipped to our location when completed using traditional shipping methods such as FedEx, DHL, or UPS.

Competitive Advantage:

- Unique Concept: Off the rack and fast fashion abounds in all the shopping districts of the Bay Area. Our custom tailored concept at affordable pricing offers a unique perspective on dressing well.
- Convenience: Book appointments via phone or on-line.
- Quality Fabrics: Over 400 suit and 350 shirt fabrics to choose from.
- Low Overhead: Our suits and shirts are created overseas to maintain low production costs. Our local operations is manned by 1 expert employee with excellent customer service skills.

Marketing Strategy:

- Local Advertising: Use social media, local publications, and partnerships with nearby businesses for promotions.
- Web presence using our website.
- Customer Loyalty: Establish a loyalty program to reward frequent customers.

Financial Projections:

Revenue Sources:

1. Suit, shirt and shoe sales.

Expense Categories:

1. Employee Salaries: Front office staff.
2. Utilities and Rent: Facility overhead costs.
3. Marketing: Advertising and promotions.
4. Insurance and Permits: Business-related expenses.

Future Expansion:

Once established, we plan to expand by possibly opening additional locations or diversifying our services to meet the evolving needs of our community.

Conclusion:

Fashion Tailored is set to become the go-to source for custom clothing for men in the Bay Area. We are dedicated to providing exceptional experiences for our clients, and we look forward to serving our community.