

June 03, 2024

County of Santa Clara
 Count Governance Center, East Wing, 7th Floor
 70 West Hedding Street
 San Jose, CA 95110
 (408) 299-5700

Attention: Lara Tran & Alex Goff
 File #: PLN24-059
 Description: Use Permit with Architecture and Site Approval (ASA) and Grading Approval for a Storage (RV) Facility
 Site Location: 12625 Monterey Road, San Martin, CA (APN: 779-13-031 and APN: 779-13-032)

Dear Ms. Lara Tran & Mr. Alex Goff:

The following is a response letter to your comments (4, 5, 7, 8, 9, 12 & 21) dated April 29, 2024.

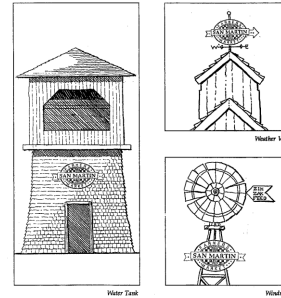
PLANNING OFFICE

- 4 Roofs pitches, overhangs & awnings incorporate rural aesthetics. Here is a water tank-styled building that is currently existing (to be demoed) on site. We are using it to create a key and focal design part of our building:



F. Signage And Lighting

1. A signage program shall be reviewed and approved by the Architectural and Site Approval Committee and shall comply with the County's signage policies.
2. Signage on properties along State Highway 101 (So. Valley Freeway) which are zoned with the p (Scenic Preservation) planning district shall conform to Article 30 of the Santa Clara County Zoning Ordinance.
3. Use of rural items such as wagons, farm implements, weather vanes, wine presses, blanching posts or antique water tanks and pumps shall be encouraged.
4. Lighting shall be low level, oriented in intensity and color and shall be directed onto the property so as not to create glare and illumination on neighboring lands.



San Martin Community Design Plan
 Non-Residential Development II - 12

Roof awnings and walkways have also been added.

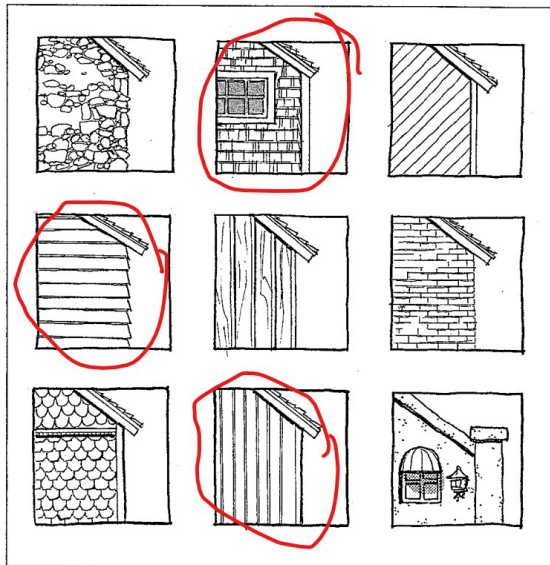


Principals:
 Daniel P. Eriksson
 Architect
 Kevin L. Wilcox
 Architect

For comparison, please see located on the next block over (12425 Monterey Rd, San Martin, CA 95046), a recently constructed County building which uses much more extravagant roof shapes.



- 5 Natural wood looking materials and finish styles conforming to the San Martin Integrated Design Plan & Guidelines are being used. All of the colors are subdued. Please see screenshot below from the San Martin Integrated Design Plan:

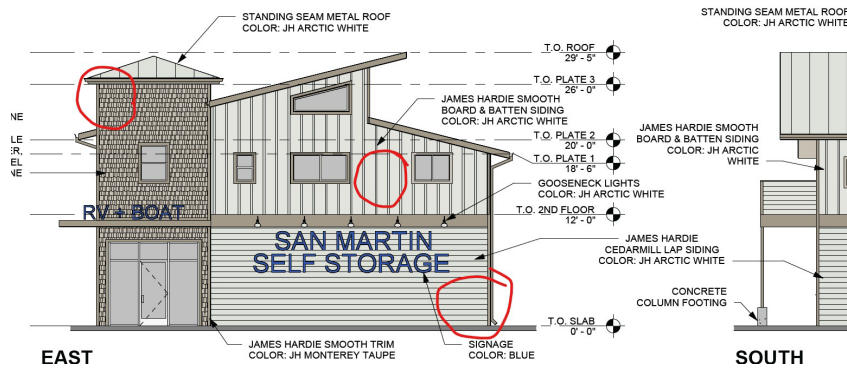


Acceptable Wall Materials

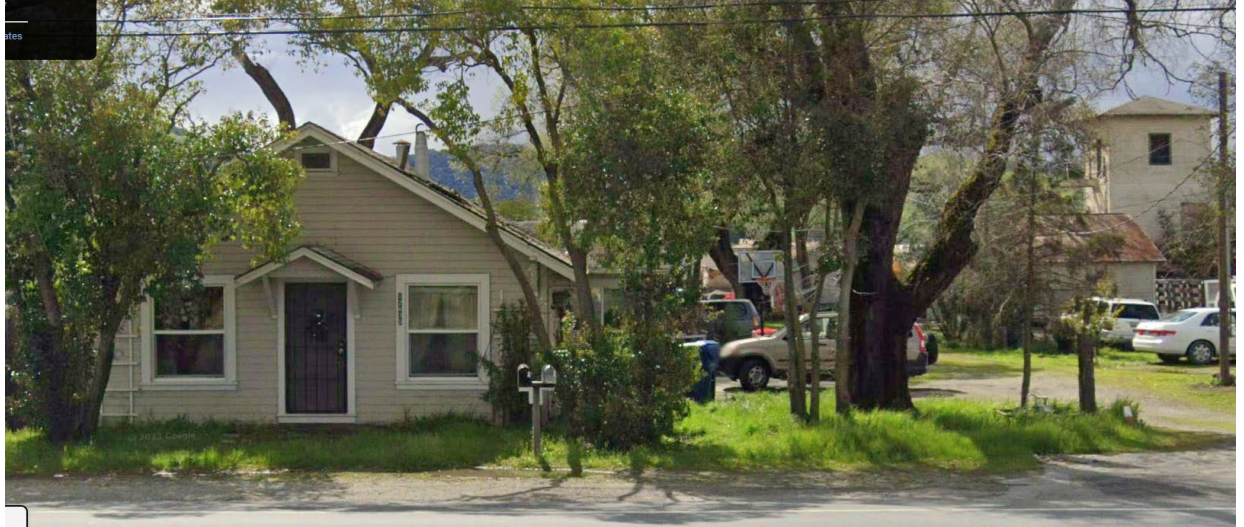
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Please see all of these examples being used in our design:



Example of colors & material from the site. We are using similar colors. Please see elevations with James Hardie colors called out:



Example of materials from directly adjacent neighbor:



Example of standing seam metal building at neighboring property.

Principals:

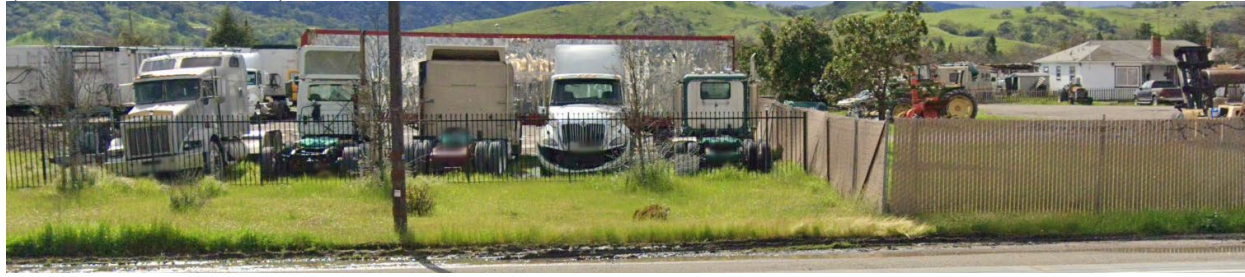
Daniel P. Eriksson
Architect



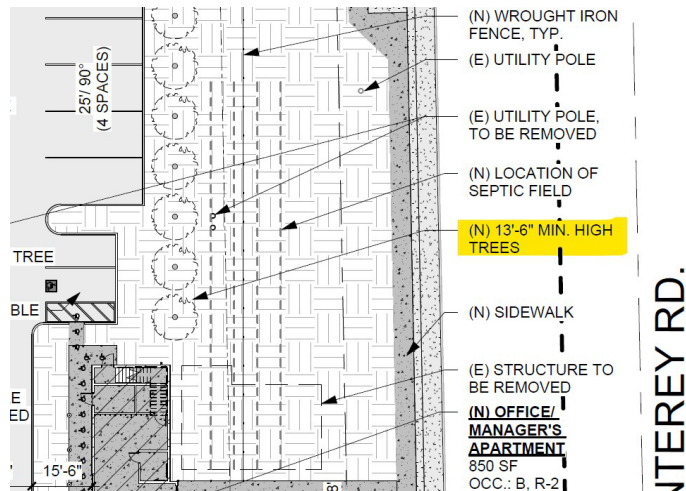
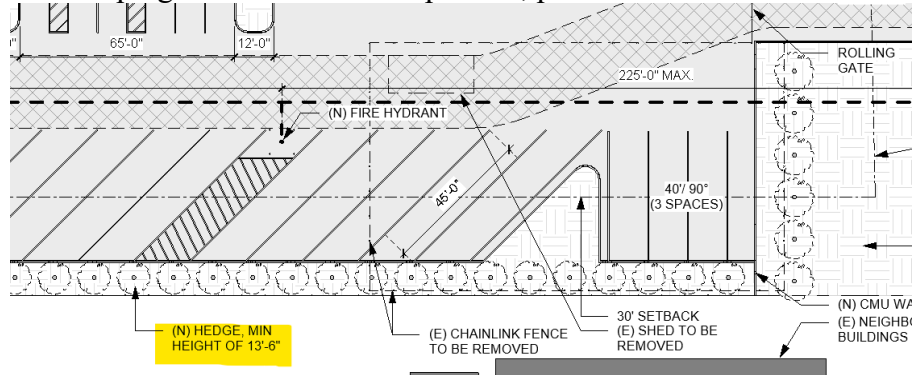
- 7 The fencing used incorporates the fencing style of the two existing adjacent parcels (12705 MONTEREY RD):



(12835 MONTEREY RD):



Landscaping has also been incorporated, please see Site Plan and Street Elevation:

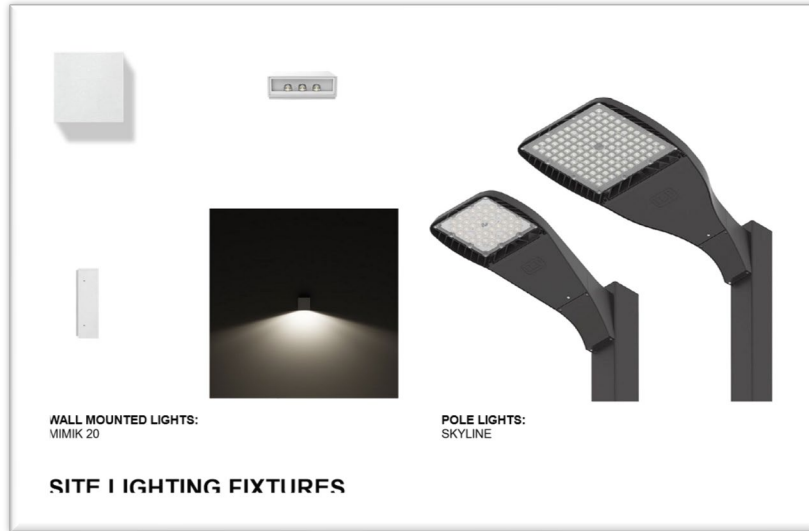


Principals:








Daniel P. Eriksson
Architect

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Architect

8 Not sure why the light renderings didn't make it on the plans but please see images of the lighting types shown on the color and material board (&/or screenshot below).



Light fixture wattages are shown. Please see CAL-PH1.0.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens
	4	P3- 6	Single	45.8	6302
	6	P4- 6	Single	45.8	6234
	4	P4- 6-HSS	Single	45.8	4081
	20	P4-15-HSS	Single	108.1	10337
	8	P5-15	Single	108.1	16070
	42	W3	Single	26	2273
	47	W4	Single	26	2149

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Please see updated lighting site plan indicating the lights are downlit and do not spill over property lines. Lights are low level per San Martin Integrated Design Plan and Guidelines.

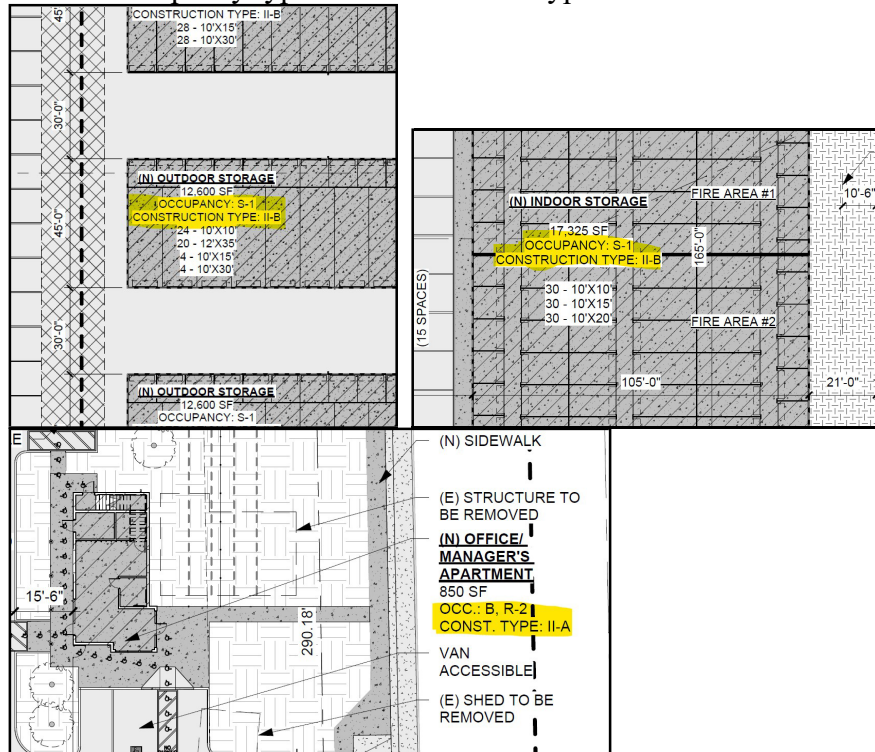
9 The two parcels will be merged as required.

12 Signage to be reviewed and approved by a separate permit.

For questions 4, 5, 7, & 8, please provide an objective reason why the design doesn't conform.

FIRE MARSHAL OFFICE (FMO)

21 Occupancy type and construction type are shown. Please see screenshots below:



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Architect

The above response has been provided to show all clarification and corrections required as part of the plan review. If there are any additional clarifications required, please contact our office to discuss at your convenience.

Respectfully submitted,



Yuriy Avramenko
Job Captain
Comstock Johnson Architects, Inc.
10520 Armstrong Ave.
Mather, California 95655
ph 916.362.6303 ext. 127
www.cja-architects.com