

April 21, 2014

VIP Motors
Bryan Shisler
1053 Sinclair Frontage Road
Milpitas CA 95035

Re: A request for a Conditional Use Permit to allow indoor vehicle sales in an existing industrial building located at 1053 Sinclair Frontage.

Dear: Marge Sung

I want to thank you for your professionalism and support to get the application process completed. Here are the three answers you needed to get the application completed. Please let me know if you have anything else that you need.

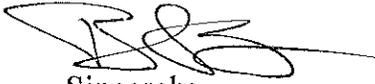
1. Motor vehicle showroom shall be classified as B occupancy as per sec. 304. IF repair work is done inside, it shall be classified as S-1 occupancy as per sec. 311.2. **Repairs that will be done at this facility: Repairs consist of minor detail repairs to get cars in top condition for sale. We do not do major repairs i.e. engine rebuilding, transmission rebuilding etc. Most repairs consist of minor repairs i.e. loose sun visor, non working glove box lock, replacing door gaskets, replacing dead light bulbs, repairing not operating seat motor, stereo repair etc. Future use will be oil changes, power train work but at this time there is no work being done of that nature.**

Regarding having a dumpster cage: **We do not have a dumpster and run a paperless business. Any trash (we may up to one trash bag) is hauled away weekly by the landscape maintenance company. As a note regarding the dumpster situation we did not have a dumpster at our previous facility either for the 3 plus years we had a business there. This facility does not have the space to have a dumpster and the slope of the parking area makes having a dumpster hazardous if it were to roll out of a cage. There is also not adequate ability for a garbage truck to service a dumpster.**

Public Works Department- Engineering Division

1. Provide C3 Data sheet with next submittal if the project proposes involving improvement or any change to the parking area, or includes vehicle washing. **We dry steam clean cars here to get them clean we do not wash the cars. The steam evaporates before it hits the ground so there is no run off to a storm drain. See this info here <https://www.youtube.com/watch?v=5bXmxRjjAw8>**





Sincerely,

Bryan Shisler
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408-768-1696

Best regards,

Bryan

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