

## County of Santa Clara

Department of Planning and Development  
Planning Office

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San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
www.sccplanning.org



March 6, 2019

Manny Bagnas  
10692 Carver Road  
Cupertino, CA 95014

**FILE NUMBER:** 8224/8580- 18BA (M1) R1 – 18G (M1) R1-18V R1  
**SUBJECT:** Building Site Approval with Architectural Review,  
Grading Approval, Variance  
**SITE LOCATION:** 16501 and 16503 Sanborn Rd. (APN 517-37-001, 517-37-003)  
**DATE RECEIVED:** February 13, 2019

Dear Mr. Bagnas:

Your application for Major Modification of Building Site Approval with Architectural Review, Grading Approval, and Variance is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.  
PLEASE CONTACT ME AT (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org TO  
SCHEDULE AN APPOINTMENT.**

Submit **two (2)** revised plans, and one electronic copy on USB drive addressing the following items.

### **FIRE MARSHAL**

Contact Alex Goff at (408) 299-5763 /Alex.Goff@sccfd.org for information regarding the following items:

1. Revise plans to show the following:
  - a. Scale and Scale bar needed on each page to ensure proper measurements.

- b. Fire department turnaround on page C6 doesn't conform to CFMO-SD16. Turnaround to be a minimum of 48 ft. in width and 40 ft. in length. Plans show 46 ft. x 48 ft. Scale is not given, so this measurement could be inadequate.
- c. Wharf hydrant on page C6 is shown inside the minimum turnaround dimensions.
- d. Plans to show interior turning radius of 50 ft. on pg. C3 and C6 per PRC 4290. Attach a letter from Cal Fire if this number isn't met and an exception has been made.

### **CALFIRE**

Contact Craig Farley at (408) 500-1000 / [Craig.Farley@fire.ca.gov](mailto:Craig.Farley@fire.ca.gov) for information regarding the following items:

2. Revise plans to show the following:
  - a. Show the turning radius dimension on the revised plans.
  - b. The waiver request for the driveway grade has been revised to add an additional 5000 gallons of fire suppression water for each residence. Please indicate the additional storage capacity on the plans.
3. Property is in the State Response Area (SRA). Any slope over 16% is to have an exception letter approved by Cal Fire. Please include this letter in the next submittal.

### **LAND DEVELOPMENT ENGINEERING**

Contact Ed Duazo at (408) 299-5733 / [Ed.Duazo@pln.sccgov.org](mailto:Ed.Duazo@pln.sccgov.org) for information regarding the following items:

4. Revise plans to show the following:
  - a. The road section between Station 11+00 to Station 11+85 has been lowered in order to keep it conformed with the existing neighbors (Ray and Tengan) driveways within the 40 foot road right-of-way. Though the contours in this area have been revised in the site plan view, the road profile (Sheet C11) has not been revised to reflect these changes. Revise the road profile, as well as any other affected plan sheets (e.g. road and pad sections) to reflect these changes.
  - b. It is unclear where and how the lowered road section will tie back into the road downstream of Station 11+85. The road gradient from Station 11+85 to the building site on Parcel A is already at 20%. Is the intent to propose a road gradient steeper than 20%, or will the entire 20% section be lowered, with the tie in occurring beyond the building site at Parcel A? Please clarify and revise the plans to clearly show all the changes triggered by the lowered road section. Update the grading volumes, retaining wall heights, pad elevations, section details, profile etc. as needed.
  - c. Clarify/confirm the existing pavement elevations at the conform with the neighbor (Tengan) driveway. Are the elevations shown on Sheet C3 the existing elevations? Is there an existing 11% to 12% cross slope at this location? Provide additional details to clarify how the new road and approach will tie into the existing neighbor (Tengan) driveway (i.e. provide additional details for the existing neighbor (Tengan) driveway).

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application type(s). "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

If you have any additional questions regarding this application, please call me at (408) 299-5797, or contact me at Colleen.Tsuchimoto@pln.sccgov.org

Sincerely,



Colleen A. Tsuchimoto

Senior Planner

Cc: Alex Goff, Fire Marshal  
Craig Farley, Cal Fire  
Ed Duazo, Land Development Engineering  
Rocelia Kmak, Roads and Airports Dept.

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)

Applicant: Ekundayo Sowunmi – 333 Hegenburger Road, Suite 304 Oakland, CA 94621