

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



March 20, 2020

Manny Bagnas
10692 Carver Road
Cupertino, CA 95014

FILE NUMBER: PLN18-8224 / PLN18-8580
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 20, 2020

Dear Mr. Bagnas:

At the January 16, 2020 Zoning Administration Meeting, the Zoning Administration Hearing Officer continued your project to a date uncertain to resolve issues regarding grading within an easement. On February 20, 2020, you submitted new plans with a revised project design that was reviewed for completeness. Your applications for Major Modification of Building Site Approval with Architectural Review, Grading Approval, and Variance are **incomplete** and the plans do not meet the requirements.

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.

Please note that resubmittals are currently not being accepted until further notice due to COVID-19 closures.

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.

PLANNING

Contact Colleen Tsuchimoto at (408) 299-5797 / Colleen.Tsuchimoto@pln.sccgov.org for information regarding the following items:

1. The project plans continue to show work being performed across property lines and easement lines. Please revise the plans to show that no work will occur within the ingress/egress easements including erosion control BMPs (i.e. see Sheet C5 – Erosion & Sediment Control Plan Parcel A), and other corresponding sheets. Additionally, please provide proof in the necessary documentation (signed easement document ready for recordation) required by the County Ordinance Code C12-489 that the neighbor on APN: 517-37-004 (Lands of Ray) accepts the work being performed on their property.

County Ordinance Code C12-489 requires the following:

No permit will relieve the applicant of responsibility for securing any permits or approvals required for work which is regulated by any other ordinance, code, department, or agency of the County, State or Federal Government, or for obtaining any easements or authorization for grading on property not owned by the permittee. The Grading Official will require submittal of a notarized written authorization for performance of work on adjacent property not owned by the permittee. If the proposed grading work is within the jurisdiction of any other public agency, the applicant shall submit verification of all required permits, other approvals, or waivers of such requirements to the Grading Official prior to issuance of the Grading Permit.

LAND DEVELOPMENT ENGINEERING

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

2. In the plans, with the exception of the work proposed on APN: (Assessor Parcel Number) 517-37-004 (Lands of Ray), demonstrate that ALL WORK, including the installation of erosion control BMPs (Best Management Practices) and hydroseeding, is contained within ingress/egress easements benefitting the property or within the property boundaries. For the work proposed on APN: 517-37-004, show the proposed construction easement and proposed ingress/egress & public utility easement for the shared access road through the parcel.
3. Provide easement documents for the construction easement and the ingress/egress & public utility easement through APN: 517-37-004. The easement documents shall be suitable for recording with the County Recorder's Office and include plats and descriptions consistent with the easements shown in the plans. The easement documents shall be recorded prior to deeming the application complete.

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

Colleen A. Tsuchimoto

Senior Planner

Cc: Ed Duazo, Land Development Engineering

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

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