

County of Santa Clara

Department of Planning and Development
Planning Office

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



September 19, 2018

Manny Bagnas
10692 Carver Road
Cupertino, CA 95014

FILE NUMBER: 8224/8580- 18BA (M1) – 18G (M1)-18V
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: August 24, 2018

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 **four (4)** revised plans, and one electronic copy on CD (pdf) or sent via email 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:

RESPONSE TO FIRE MARSHALL COMMENTS

- a. The bridge is designed for a maximum weight of 75,000 pounds (37.5 tons) as shown in bridge photo on C24.
- b. Added note on C1 that all access roads and driveways shall be made of an "all weather" material designed to support a weight of 75,000 pounds. Such material shall be portland cement or asphalt concrete engineered with a grooved surface due to the steep slope of the driveway.
- c. The turnout on C6 has been revised to 80 ft. in total length.

- d. The location of the wharf hydrant at the 11-acre site has been revised to be a minimum of 55 ft. from any structure.
- e. The plans now show the sizes and use of the water tanks.
- f. The plans now show the sizes of the proposed structures. See C3 and C6.

- a. Bridge photo on page C24 shows a maximum weight of 16 tons. The plans need to show that the bridge can carry 75,000 pounds (37.5 tons).
- b. Show on plans that driveway will be made of an "all weather" material capable of 75,000 pounds. This property needs to have engineered asphalt, or concrete due to the slope.
- c. Fire department turnouts need to be 80 ft. in total length (30 ft. length & 2-25 ft. tapers). Turnout on page C6 shows 59 total ft. in length.
- d. Wharf hydrants to be located a minimum of 55 ft. from any structure.
- e. Plans to show size and use of water tanks. An example would be two- 5,000 gallon water tanks for wharf hydrant and one 5,000 gallon tank for domestic/fire sprinkler.
- f. Plans need to state the size of the proposed structures. This affects the amount of water that is needed.

LAND DEVELOPMENT ENGINEERING

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

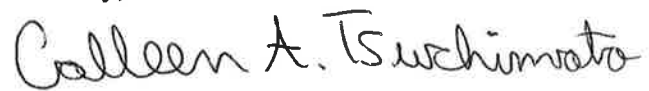
- 2. Revise plans to show the following:
 - a. Revise the driveway approach to conform to County Standard Detail SD4 (attached). The proposed driveway approach serving Assessor Parcel Number 517-37-002 (Lands of Tengan) is too steep and does not conform with County Standard SD4 (County Driveway Approach Standard). **Driveway approach has been revised.**
 - b. Demonstrate that sufficient sight distance has been provided. The elevated pavement and retaining walls may obstruct the view of vehicles exiting the Tengan driveway. **There is no line of sight issue with the updated design. Stop signs can be installed to mitigate the concern.**

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. As of the date of this letter, approximately 50% of the initial deposit associated with your "billable fee" applications has been spent on the processing of your 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,

A handwritten signature in black ink that reads "Colleen A. Tsuchimoto". The signature is written in a cursive, slightly slanted style.

Colleen A. Tsuchimoto

Senior Planner

Cc: Alex Goff, Fire Marshal
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

