

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



July 24, 2020

Brandon Miller
brandon@bmconstruction.us
BY EMAIL ONLY

FILE NUMBER: PLN06-9297-MOD1
SUBJECT: Modification to Architectural Site Approval Application
SITE LOCATION: 450 Lena Avenue, Gilroy (APN: 830-03-017)
DATE RECEIVED: June 29, 2020

Dear Brandon Miller,

Your application for a Modification to Architectural Site Approval was received on the above date and is **incomplete**. For application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via email as arranged with Robert Cain, Associate Planner, at robert.cain@pln.sccgov.org 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 Division 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 division and can provide details about the requested information.

A virtual appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccgov.org to schedule a meeting.

Submit an **electronic set** of revised plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

1. Please clarify whether there is existing signage on the property or if any signage is proposed. The approved Use Permit with Architectural Site Approval (ASA), File 9297-06A-06P, allowed for two (2) 4'x10' signs facing Lena Avenue. Plans are not

clear if any signs are proposed as part of the modification.

2. Clarify whether there is existing parking on the property related to the current use. The submitted site plan does not indicate the 20 parking spaces that were approved as part of File 9297-06A-06P. Plans are not clear whether parking was never installed and/or parking will not be proposed as part of the modification.
3. Please confirm staffing levels as they exist, and as proposed after this expansion.

FIRE MARSHAL'S OFFICE

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

4. Site Plan to state driveway is made of an "all weather" material capable of holding 75,000 pounds.
5. A fire department turnaround meeting CFMO-SD16 will be required.
6. The plans are to show all portions of the proposed structure are within 200 ft. path of travel of fire department access.
7. All water tanks on the plans are to list their size and what they serve.
8. Plans to state what structures have fire sprinklers.
9. The proposed structure and the existing greenhouse appear to be attached. Both structures will require NFPA 13 fire sprinklers to be a deferred submittal.
10. Plans to show hydrant and water supply meeting CFMO-W2. The minimum water quantity required is 30,000 gallons.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 592 – 6315 or darrin.lee@cep.sccgov.org for information regarding the following items:

11. The existing septic system must be evaluated by a licensed septic tank contractor or pumper. The evaluation must include pumping, inspecting and water testing the septic tank, and a 30-minute water test of the leach lines. The evaluation is necessary to ensure that the existing system is in adequate working condition, and if it is not, that sufficient area is available for a septic system repair before any further development on the parcel is approved. Please include the pumper's report and the results of the 30-minute water test as part of the resubmittal to the County.

ADDITIONAL INFORMATION/AREAS OF CONCERN

12. As discussed in the Pre-Application meeting, the Planning Office will be noticing the

neighbors of this property, as well as any person who spoke at the 2006 public hearing for the initial Architectural Site Approval (PLN06-9397). Based on the responses received, the Planning Office reserves the right to escalate this request from administrative review to a public hearing.

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.

Please note that the Modification to Architectural Site Approval Application was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

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 types. "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 25-50% of your initial deposit associated with your "billable fee" applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5706 or robert.cain@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Robert Cain
Associate Planner

cc: Lara Tran, Planning
Alex Goff, FMO
Darrin Lee, Environmental Health
Gloria Ballard, MH Engineering

Greg Bazhaw for resubmittal only