

County of Santa Clara

Department of Planning and Development
Planning Office

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ARCHITECTURE AND SITE APPROVAL

Administrative Review for Minor Projects

File No: PLN19-0156
Permittee: RRRS Inc. (Ninga Singireddy)
Site Address: 13235 Monterey Road (APN: 779-10-017)
Description: Service Station Sign Replacement

In accordance with the provisions of Section 5.40.050.D of the County Zoning Ordinance, the Zoning Administrator hereby grants Architecture and Site Approval Administrative Review (ASX) for Minor Projects for the specified construction subject to the following:

- The effective date of this approval is January 6, 2020.
- All applicable building permits must be obtained and all conditions of approval (attached) must be completed on or before January 6, 2024, or this approval will expire.

This project is exempt from CEQA (15301 – Existing Facilities). The project is thereby approved pursuant to findings stipulated in Section 5.40.040 of the County Zoning Ordinance. The existing Service Station facility consists of signs that were originally approved in County project File Number PLN98-7072 (approved on August 21, 1998) and were subsequently modified on December 30, 2004 (File No. PLN04-7072) and October 30, 2015 (File No. PLN15-7072). Proposed project scope includes the replacement of one (1) free-standing sign and three (3) attached signs.

Leza Mikhail, Zoning Administrator

ATTACHMENT A
Final Conditions of Approval
PERMIT TYPE(S)

File Number: PLN19-0156

Date: January 6, 2020

Owner: RRRS Inc. (Ninga Singireddy).

Location: 13235 Monterey Road (APN: 779-10-017)

ARCHITECTURAL & SITE APPROVAL ADMINISTRATIVE REVIEW – MINOR PROJECTS
(ASX): Replacement of one (1) free-standing sign and two (2) attached signs at an existing service station.

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Contact Joanna Wilk at (408) 299- 5799, joanna.wilk@pln.sccgov.org for the following items.

1. Development shall take place in accordance with approved plans submitted on November 14, 2019. The project scope includes the replacement of the following signs and requirements:
 - a. The message content within the sign area of an existing, non-conforming (size, height, setback and landscape area) freestanding sign.
 - b. Three (3) attached signs:
 - Service Station Building
 1. One (1) 36 square foot attached sign located on the service station building (sign not to exceed one (1) square foot for each linear foot of the building occupancy frontage, which is 62 square feet).
 - Service Station Canopy
 2. One (1) 12 square foot sign and;
 3. One (1) 28 and ½ square foot sign attached to the service station canopy, located over the pump stations. These signs are not to exceed one (1) square foot for each linear foot of the canopy frontage, which is 35 square feet.
2. All developed areas shall be continuously maintained in compliance with these Conditions and County Ordinances.
3. All other Conditions of Approvals associated with previously approved applications PLN98-7072 (approved on August 21, 1998), File No. PLN04-7072 (approved on December 30, 2004) and File No. PLN15-7072 (approved on October 30, 2015) shall remain in full force and effect.

4. **Prior to final inspection**, contact Joanna Wilk, Joanna.wilk@pln.sccgov.org for a condition compliance inspection.
5. Internal lighting/ illumination is allowed for the proposed replacement signs, with the exception of the fin sign, which shall not be internally illuminated.
6. All signs and supporting structures shall be well maintained and kept in a good state of repair, pursuant to Section 4.40.030.B of the County Zoning Ordinance.
7. All signs shall comply with County Ordinance Code Chapter 4.40 (Signs).
8. File for and obtain necessary building permits from the Building Inspection Division.

