

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



January 17, 2020

Ron Chiri
275 Tennant Avenue, Suite 200
Morgan Hill, CA 95037

FILE NUMBER: PLN19-0252
SUBJECT: Lot Line Adjustment
SITE LOCATION: 14811 Bartlett Court, Morgan Hill (APN 825-28-037)
DATE RECEIVED: 12/20/19

Dear Mr. Chiri:

Your application for a Lot Line Adjustment is **incomplete**. 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 specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL. PLEASE E-MAIL ME AT carl.hilbrants@pln.sccgov.org TO SCHEDULE AN APPOINTMENT.

Submit a total of two (2) complete revised sets of printed plans (24" X 36"), and one (1) electronic copy of the revised plans on a USB / Flash Drive, which address the following items.

PLANNING OFFICE

Contact CARL HILBRANTS (408-299-5781 / carl.hilbrants@pln.sccgov.org) for information regarding the following items.

1. The Lot Line Adjustment Lot Sizes table shown near the upper left corner of the site plan must be placed within the "white space" along the righthand border of the site plan. This table must summarize all changes to affected parcels. This information must include: existing lot square footage, proposed lot square footage, total square footage changes, and, percentage of change to each individual lot.
2. Along the North and South perimeters of Parcel A there are notes showing the distance from the front of the parcel to the new location of the proposed adjusted line. Eliminate that note in its present location as it appears to suggest that you are moving the lot lines closer to the two road frontages, whereas that line denotes a P.S.E. which exists at along those locations. Have the P.S.E. shown / labeled more prominently to eliminate confusion.

3. Acknowledgement is required from ALL property owners involved—as listed below and shown on the recorded title document. Owners of Assessor Parcel Number (APN) 825-28-053 (as shown on the Preliminary Title Report, dated November 27, 2019) are:
- Minnie Marie Chiri, as trustee of the Joseph Chiri Marital Trust, dated December 28, 1990; and
 - Ronald J. Chiri, a married man as his sole and separate property.

DEPARTMENT OF ENVIRONMENTAL HEALTH

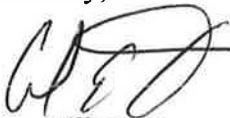
Contact DARRIN LEE (408-299-5748 / darrin.lee@deh.sccgov.org) for information regarding the following item.

4. On the site plan, label the structure immediately west of the listed BARN. If this structure has any plumbing fixtures at all, show the location of the associated leachfield. If no plumbing fixtures exist or are proposed, along with the labeling of the structure, place a note stating that no plumbing fixtures exist in the structure.

Ensure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner (Carl Hilbrants).** 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 no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

If you have questions regarding the application, please call (408) 299-5781 or email carl.hilbrants@pln.sccgov.org.

Sincerely,



Carl Hilbrants
Senior Planner
carl.hilbrants@pln.sccgov.org

cc: David Cheung, Engineering Technician
Darrin Lee, Department of Environmental Health

Amanda Musy-Verdel
7651 Egleberry Street
Gilroy, CA 95020

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