

# County of Santa Clara

Department of Planning and Development  
Planning Office

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December 2, 2020

Dora 123 LLC  
12475 Llagas Avenue  
San Martin, CA 95046

**\*\* BY EMAIL ONLY \*\***

**FILE NUMBER:** PLN20-148  
**SUBJECT:** Lot Merger  
**SITE LOCATION:** 12475 Llagas Avenue, San Martin (APN: 825-01-007)  
**DATE RECEIVED:** October 28, 2020

Dear Dora 123 LLC,

Your application for Lot Merger was received on the above date and is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division 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 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.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5799 or via email at [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) to schedule a virtual meeting.

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

## **PLANNING**

Contact Joanna Wilk at (408) 299 5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) for information regarding the following items:

1. Pursuant to County Ordinance Code Section C1-71 – *Violations or conflicts of laws*, no permit shall be issued to any applicant upon which there exists a conflict with any County ordinance or state law. Permits may be issued to applicants if the applicant has executed a compliance agreement and is in the process of completing or has completed the repairs, construction, or reconstruction described in the compliance agreement. Due to the outstanding building violations for the workshop and barn on the property (BVI2006-1010) the owner needs to enter into a compliance agreement with the County of Santa Clara prior to issuance of the Lot Merger. Planning is currently working with the property owner and County Code Enforcement Staff to complete the compliance agreement process. Once the compliance agreement is signed and recorded, the owner must notify Planning Staff in order to proceed with issuance of the Lot Merger 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.

Please note that the Lot Merger 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 0-25% 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) 299-5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) to discuss or schedule an appointment.

Sincerely,



Joanna Wilk  
Associate Planner