

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



April 27, 2021

Ly Phu Huu & Christina Hoang
2240 Lundy Avenue
San Jose, CA, 95131

FILE NUMBER: PLN21-030
SUBJECT: Williamson Act Compatible Use Determination for Detached Garage
SITE LOCATION: 13795 Murphy Avenue, San Martin (APN: 825-09-079)
DATE RECEIVED: March 1, 2021

Dear Ly Phu Huu & Christina Hoang:

Your application for Compatible Use Determination of a detached garage is **incomplete**. In order for the 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 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 OFFICE

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

Submittal Requirements

1. Please submit the following items:
 - a. Copy of Assessor's Parcel Map (Available at the Assessor's Office-5th Floor, County Government Center)
 - b. Copy of Current Recorded Grant Deed

- c. Description of the proposed use(s) and development. If the project proposes events, information must be provided on the type and number of events, when the events would take place (months of the year, days of the week, hours of events), the number of visitors/attendees and any related staffers, where would the uses occur on the property, etc.
- d. Description of the commercial agricultural use(s) on the parcel.

Site Plan

2. Please include the footprint of all existing and proposed structures, hardscape and associated improvements is required on the site plan. This includes all existing and proposed structures (residences (if any), barns, sheds, gazebos/ patios, decks, arenas), associated improvements (e.g., landscape areas, sub-surface utility systems (including leach fields), pads for water/propane tanks, roads, driveways, ground mounted PV systems, etc.), and recreation facilities (e.g., swimming pools/spas).

Calculations

3. Area calculations include the footprint of all existing and proposed structures, hardscape, and associated improvements (see above), as well as percentage of developed and commercial agricultural use areas. Please refer to the attached Williamson Act Compatible Use Determination calculation sample (attached). Submit area calculations, with an accompanying schematic of all existing/proposed development and commercial agricultural use areas, calculated, verified and stamped by a licensed professional (civil engineer, professional engineer, or architect).

Evidence of Commercial Agriculture

4. Provide evidence of revenue from agriculture for a least 3 of the past 5 years using federal income tax documents, such as Form 1040 Schedule F. Please remove sensitive information (Social Security Number and taxpayer identification number) as the submitted documents will be placed in a publicly available file. Declared annual revenue from commercial agriculture must be accompanied by a Declaration regarding Agricultural Income on Williamson Act Property affidavit form.

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.

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. Billable fees associated with this application include Williamson Act Compatible Use Determination. "Fixed fee" applications do not require any additional fees to continue processing. 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 contact me at (408) 299-5799 or joanna.wilk@pln.sccgov.org to discuss or schedule an appointment.

Thank you,



Joanna Wilk
Associate Planner

cc: Lori Oleson, Division of Agriculture