

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



STAFF MEMORANDUM

January 11, 2023

Staff Contact: Joanna Wilk, Senior Planner
(408) 299-5759, joanna.wilk@pln.sccgov.org

FILE: PLN21-098
ADDRESS: 16968 Bohlman Road, Saratoga (APN: 517-30-013)
SUBJECT: Removal of Building Site Approval on Slopes Exceeding 30% from the land use permit for file No. PLN21-098, a new single-family residence at 16968 Bohlman Road. The correct land use permit is for a “Concurrent Land Use Permit for a Variance, Design Review (scenic road), and Grading Approval for a New Single-Family Residence.”

BACKGROUND

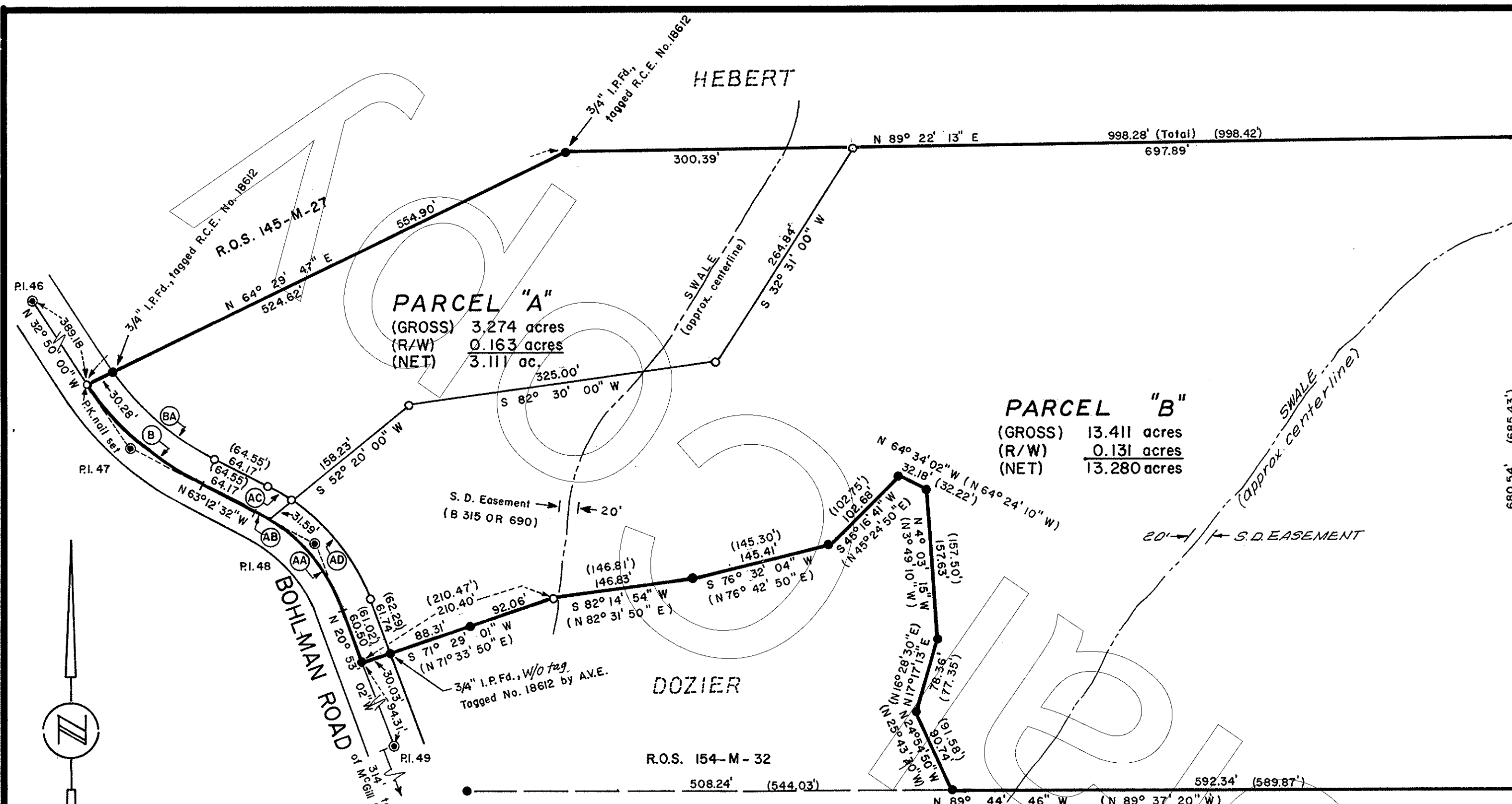
On June 23, 2021, the applicant submitted an application for a Design Review (scenic road), and Grading approval application. The application materials included a recorded Parcel Map (Attachment A) in Book 427, Page 29 of the County’s Clerk Record’s record which shows the subject parcel identified as “Parcel B” with no notes indicating that the property is “subject to further approval.” Therefore, the subject property *does not* require Building Site Approval on Slopes Exceeding 30% as the property is a whole parcel on a recorded Parcel Map (Ordinance Code Sec. C12-310. - Previously approved site).

The application was deemed complete on November 20, 2022, and Staff began the preparation for a report for the subject application to the Zoning Administrator for the January 12, 2023, hearing. On January 10, 2023, it was brought to the attention of Staff that the Parcel Map was submitted during application in take and therefore the Building Site Approval on Slopes Exceeding 30% was not necessary. As such, Staff has prepared this memorandum to clarify in the record that the accurate land use entitlement permit for the single-family residence is a Variance, Design Review (scenic road), and Grading Approval.

ATTACHMENT A - Parcel Map

Prepared By:

Joanna Wilk, Senior Planner
(408) 299 5799, Joanna.wilk@pln.sccgov.org



OWNER'S CERTIFICATE

I (We) hereby certify that I (We) am (are) the subdivider/owner(s) of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map; that I (We) am (are) the only person(s) whose consent(s) is (are) necessary as set forth under Government Code, Section 66445 (f); that I (We) hereby consent to the preparation and recordation of said map and subdivision as shown within the distinctive borderline.

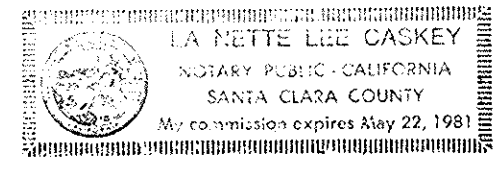
Edward W. Scripps, III
Edward W. Scripps, III
Owner

Mary Barbara Scripps
Mary Barbara Scripps
Owner

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA
On this 30 day of August in the year one thousand nine hundred and 78, before me, LA NETTE LEE CASKEY a Notary Public, State of California, duly commissioned and sworn, personally appeared Edward W. Scripps, III and Mary Barbara Scripps known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the County of Santa Clara the day and year in this certificate first written above.

La Nette Lee Caskey
Notary Public, State of California



MID-PENINSULA REGIONAL PARK DISTRICT

CURVE	DELTA	RADIUS	LENGTH	TANGENT
AA	37° 27' 19"	189.86'	124.12'	64.37'
AB	4° 52' 09"	189.86'	16.14'	8.07'
AC	7° 38' 27"	219.86'	29.32'	14.68'
AD	34° 41' 00"	219.86'	133.09'	68.65'
B	30° 22' 31"	300.52'	159.32'	81.58'
BA	29° 33' 23"	270.52'	139.55'	71.36'
AAABAB	42° 19' 28"	189.86'	140.25'	73.50'

Record Data per P.M. (Book 353 at page 37)

CURVE	DELTA	RADIUS	LENGTH	TANGENT
AA&AB(4)	42° 17' 40"	190.00'	140.25'	73.50'
AC&AD(4)	42° 17' 40"	210.00'	162.40'	
B (3)	30° 18' 50"	300.00'	158.72'	81.27'
BA(3)	29° 29' 39"	270.00'	138.99'	

- NOTES:**
- Water shall be furnished by an approved water system complying with Health Department Standards prior to issuance of a building permit. *Individual wells (whichever applies)
 - Minimum standards required by local fire authority relating to water supply for fire purposes and access roads for fire equipment shall be met prior to final building approval and occupancy.
 - Prior to the issuance of a building permit the Building Inspection Division will require a soils report based on minimum subsurface investigation.
 - Any utilities or service connections are to be installed underground per Environmental Management Agency Standards.
 - An encroachment permit for the construction of a County standard driveway connection to Bohlman Road will be required prior to the issuance of a building permit.

A geologic (soils) report pertaining to this property dated 1-19-78 and prepared by Geoconsultants is in the County files (file no. 10S77.3). Parcel owners/developers should review this report prior to submitting plans for site development and building construction.

LEGEND

- ⊙ Indicates 3/4" iron pipe found in monument box
- Indicates 3/4" iron pipe found, tagged R.C.E. No. 2372, unless otherwise noted
- Indicates 3/4" iron pipe set, tagged R.C.E. No. 18612
- () Indicates Record Data per Parcel Map 353-M-37

BASIS OF BEARINGS

The bearing, N 32° 50' 00" W, of the centerline of Bohlman Road, as shown on that certain survey map recorded in Book 353 of Maps, at page 37, Santa Clara County Records, was taken as the basis of bearings on this map.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey, in conformance with the requirements of the Subdivision Map Act and at the request of Edward W. Scripps III in June 1977. I hereby state that the parcel map procedures of the local agency have been complied with, and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which are required to be fulfilled prior to the filing of the map.

John D. Williams
R.C.E. No. 18612

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and Local Ordinance.
Dated: Sept. 28, 1978 DEAN R. LARSON, County Surveyor
Signed *Dean R. Larson*

RECORDER'S CERTIFICATE

Filed this 3RD day of OCTOBER, 1978, at 3:15 P.M. in Book 427 of MAPS, at Page 29, at the request of Almaden Valley Engineers.
George A. Mann, County Recorder
By *Adlene Young* Deputy
FILE # 6158232
FEE \$ 5.00 PAID

PARCEL MAP

OF PARCEL 4 OF THE PARCEL MAP RECORDED IN BK 353 OF MAPS, AT PG. 37 BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 24, T 8 S, R 2 W, M. D. B & M Santa Clara County, California

SCALE: 1" = 100' DEC. 15, 1977

ALMADEN VALLEY ENGINEERS
CIVIL ENGINEERING & LAND SURVEYING
4606 MERIDIAN AVE., SAN JOSE, Ca.

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