

County of Santa Clara

Department of Planning and Development
Planning Office

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March 30, 2022

Irmin Ronquillo
339 Piercy Rd
San Jose, CA 95138

info@esanjosesigns.com

BY EMAIL ONLY

FILE NUMBER: PLN22-056
SUBJECT: Architecture and Site Approval (ASA) for New Signage
SITE LOCATION: 1957-1959 West San Carlos Street, San Jose (APN 274-17-088)
DATE RECEIVED: March 9, 2022

Dear Irmin Ronquillo,

Please see a list of Additional Information regarding your Architecture and Site Approval application for New Signage at 1957-1959 West San Carlos Street, San Jose, CA 95128. **These are informational items only and do not need to be addressed in order to deem the application complete.**

ADDITIONAL INFORMATION/ AREAS OF CONCERN

The items below are informational only. These items are not required to deem the application complete for processing.

PLANNING

According to the Santa Clara County Zoning Ordinance section 4.40.150, the existing one-story building has three ground-level occupancy frontages, one on W San Carlos Street, one facing the parking lot, and one on Topeka Avenue. However, as currently proposed, it appears there are two attached signs on the occupancy frontage facing W San Carlos Street. Please note the Santa Clara County Zoning Ordinance subsection 4.40.050 (B) states:

“No more than one sign shall be permitted for each separate ground-level occupancy frontage, except that:

- a. Any ground-level occupancy with more than one (1) occupancy frontage may have **one (1) attached sign on each occupancy frontage, not to exceed three (3) frontages;**
- b. In addition to the signs allowed by subsection A, any ground-level occupancy exceeding 20,000 square feet may have up to three (3) signs on one of its occupancy frontages and any ground-level occupancy exceeding 50,000 square feet may have up to five (5) signs on one of its occupancy frontages; and

- c. Any building with a footprint greater than 100,000 square feet which has interior tenant spaces with no occupancy frontages may have up to five (5) signs in addition to those set forth in this subsection.”

In order to conform with the Santa Clara County Zoning Ordinance subsection 4.40.050 (B), please revise the plans to include only one (1) attached sign on the occupancy frontage facing W San Carlos Street.

If you have questions regarding this letter, please contact me at (408) 299-5718 or lulu.pang@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'L' and 'P' in a cursive, stylized font.

Lulu Pang
Assistant Planner