

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.sccplandev.org



****VIA Emails Only****

August 18, 2023

Mehrdad Zamani

Via Email @ alis_construction@yahoo.com

FILE NUMBER: PLN23-139

SUBJECT: Lot Merger Application

SITE LOCATION: 827 Mora Drive, Los Altos, CA 94024-6617 (APN: 331-11-076)

DATE RECEIVED: July 31, 2023

Dear Mehrdad Zamani,

On July 31, 2023, your application for a Lot Merger was submitted electronically to the County of Santa Clara Department of Planning and Development. This application requests a Lot Merger of the lots within APN 331-11-076.

Based on the information provided to the County, the County has determined that your application for a Lot Merger is **incomplete**. For application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet. To do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. 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. They represent a specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING OFFICE

Contact your project planner Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org regarding the following comments:

Lot Legality

1. Pursuant to County Ordinance Code [Section C12-229\(b\)\(1\)](#), the lots to be merged must be legal. Legality verification for lots within APN 331-11-076 is required. Please submit the deed for the property that was in effect on June 25, 1969 with the same configuration as the current deed, the deed showing first transfer of title after June 25, 1969, and the current deed. This information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

The following deeds included in the submission have been reviewed:

- Grant deed #3264460 (7811-OR-658), recorded on 8/7/1967. This deed was for APN 331-11-075 only and is not relevant to the project area.
- Quit claim deed #2815514 (6889-OR-74), recorded on 3/19/1965. This deed was for APN 331-11-075 only and is not relevant to the project area.
- Joint tenancy deed #2649927 (6547-OR-232), recorded on 6/18/1964. This deed was for APN 331-11-087 only and is not relevant to the project area.
- Joint tenancy deed #1956625 (5082-OR-558), recorded on 2/24/1961. This deed was for APN 331-11-087 only and is not relevant to the project area.

All requested documents must be complete with no missing pages, and the deeds must be clearly readable. Please provide the book and page number of the document. If the deed includes more than one lot or parcel, note on the deed which description pertains to the requested parcel. The Deeds & Lot Legality handout can be accessed via the following link: <https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>

Site Plan

2. The provided site plan shows both the existing parcel and proposed future parcels. Please remove any proposed features from the site plan, as these will not be considered in this Lot Merger application.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet virtually and discuss my comments regarding the project.

Please make sure 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.** 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.

Any future application submittals must address all comments listed above. If you have questions regarding the application, please contact me at (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:
David Cheung, Engineering Technician III
Samuel Gutierrez, Principal Planner