

# 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



October 2, 2023

NI 2265 LLC

Attn: Daniel Ni

2265 Stevens Creek Blvd

San José, CA, 95126

**\*\*\*via email\*\*\***

**FILE NUMBER:** PLN23-155

**SUBJECT:** Architecture and Site Approval

**SITE LOCATION:** 2265 Stevens Creek Boulevard, San José, CA, 95126 (APN: 274-41-068)

**DATE RECEIVED:** September 7, 2023

Dear Mr. Ni,

Your application for Architecture and Site Approval for a new restaurant was received on the above date and is deemed **incomplete**. 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). Please contact me to schedule a virtual meeting at (408) 299-5706 or via email at [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

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

### **PLANNING OFFICE**

Contact Robert Cain at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) regarding the following comments:

#### *Project Description*

1. As requested in the pre-application letter (PLN22-199-PRE, dated December 14, 2022), please update the project description to include a business plan which describes hours of operations,



*Annexation/General Plan Conformity*

7. The General Plan Conformance and Contiguity / Annexation Statement is out of date. Such statements are only valid for six months, and this form was last completed on July 21, 2022 (with an additional signature on January 9, 2023). Submit the attached form to the City of San José prior to resubmittal. **Owner will be submitting**

**LAND DEVELOPMENT ENGINEERING**

Contact Darrell Wong at (408)-299-5735, [darrell.wong@pln.sccgov.org](mailto:darrell.wong@pln.sccgov.org) regarding the following:

8. Please provide a table of the estimated new and replacement impervious areas that are created as a part of the development. **See table on updated sheet G-000**
9. Show all of the existing and proposed utilities on the plans. **See updated sheet A100**
10. Please verify the scale provided on the plans. The scale noted doesn't appear to match the dimensions provided on the site plans. **See updated sheets**
11. Please verify the width of the property. The width shown on the site plan for the property boundary doesn't appear to match the dimensions shown on the recorded map. **See updated sheets**
12. Show the location of the trash enclosure on the plans. **See updated sheet A100**
13. Submit a completed San Francisco Bay/Central Coast Watershed Questionnaire (MRP 3.0) reflecting the revised plans. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. **See note on sheet G000**

**FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5760 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) for information regarding the following items.

14. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.
15. Fire sprinklers are to be listed as a deferred submittal for the (N) structure. Plans are to clarify if the (E) structure has fire sprinklers. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d] **Exiting structure is not sprinkled. Note that new building will be sprinkled in on revised sheet G000**
16. Plans are to state the size of the structures, the occupancy type and the construction type. **See updated sheet G000**
17. Ensure all Site Plans are properly scaled. The scale appears to be off on sheet A-100 (2 of 26). **See updated sheets including A100**
18. Plans are to show a standard fire hydrant located within 400 ft. exterior path of travel to all portions of non-sprinklered structure. [CFC Section 507.5.1] **See note on updated sheet A100**



October 2, 2023  
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Associate Planner

**cc:** Samuel Gutierrez, Principal Planner  
Darrell Wong, Land Development Engineering  
Alex Goff, Fire Marshal's Office  
Darrin Lee, Department of Environmental Health  
Francisco Matos, Applicant