

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



January 30, 2024

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: January 2, 2024 (resubmittal)

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. 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 regarding the following comments:

Project Description

1. As requested in the pre-application letter (PLN22-199-PRE, dated December 14, 2022) and previous incomplete letter (dated October 2, 2023), please update the project description to

include a business plan which describes hours of operations, total number of employees (including on site management), and number of daily visitors. Response letter indicates that this was provided, however only items submitted to the record through the public portal can be considered as part of this review, and no such plan was submitted.

THE DESCRIPTION WILL BE BEING UPDATED AND THE BUSINESS PLAN HAS BEEN UPLOADED.

Parking

2. The current proposal includes two parking stalls, one of which is designated accessible. As noted in the resubmittal meeting, Retail Sales and Services are required to provide one parking space per every 200 square feet of structure floor area. Between the existing and proposed structure (including mezzanine), there appears to be roughly 3135 square feet of floor area, necessitating 16 parking stalls. Please designate on the plans where parking will be provided, as well as property owner permission or proof of joint ownership if off-site parking is proposed. Alternatively, a reduction may be sought pursuant to § 4.30.100 of the County Zoning Ordinance.

Please note that the parking stalls shown on the plans will not meet accessibility requirements. Should an accessible stall be proposed or required, it will need to meet the required size and loading area requirements.

A REDUCTION WILL BE SOLICITED. TWO PARKING PARKS ARE BEING PROPOSED, ONE OF THEM ACCESSIBLE AND UPDATED UNDER COMPLIANCE WITH THE 2022 CBC. PLEASE SEE SHEET A100 DRAWING 2.

Lighting

3. As previously requested, please submit a lighting plan detailing existing and proposed lighting on site, including around the new structure. Submitted plan details interior lighting but does not include exterior lighting.

LIGHTPLAN HAS BEEN ADDED PLEASE SEE DRAWING 16 ON SHEET A108

Annexation/General Plan Conformity

4. 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). As previously requested, submit the attached form to the City of San José prior to resubmittal.

LETTER IS BEING PROVIDED AND UPLOADED

LAND DEVELOPMENT ENGINEERING

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

5. Per the previous comments, provide a table of the estimated new and replacement impervious areas that are created as a part of the development. A statement of the building footprint will not suffice.
see table on sheet c1.0.
6. Per the previous comments, show all of the existing and proposed utilities on the plans. This shall include all underground and overhead utilities, and not just the location of the service meters. The new structure appears to be served by both wet (water and sewer) and dry utilities. The location of the utilities and their proposed connections must be shown on the plans.
See sheet c2.0 for existing and proposed utilities.
7. Per the previous comments, 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.

Recorded maps indicate that the width distance less than the 49'-9" shown on the plans. Please provide the documentation substantiating the width of the parcel shown on the plans.

Survey shows 44.09 feet.

8. The trash enclosure must be shown to be served by a floor drain connected to the sanitary sewer. The enclosure must also be covered, and the roof area shall be included in the new impervious area accounting. Okay. floor drain shown on sheet c2.0.
9. Per the previous comments, 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. A statement on the cover sheet stating that there will be "no new or replacement impervious area" will not suffice when a new structure and new walkways and ramps will be installed as a part of the development. Stormwater at front of site drains towards street.
Stormwater at rear of site drains to landscape area/vegetated area.

FIRE MARSHAL OFFICE

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

10. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.
11. 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 sheet c2.0. Fire hydrant located at corner of Revey ave and Stevens Creek. Hydrant within 400 ft of entire site.
12. Site Plan to clearly label any gates on sheet A-101 (3 of 26). All gates to be shown as manual or mechanical. MANUAL GATES IDENTIFIED ON SHEET A100 TO A102
 - a. Knox Key Switches are to be shown at mechanical gates.

NOT APPLICABLE, GATES ARE MANUAL

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5746 or darrin.lee@cep.sccgov.org for information regarding the following items:

13. Obtain and provide a water will serve letter from the local water service provider, San Jose Water Company.

LETTER IS BEING PROVIDED AND UPLOADED

14. Obtain and provide a sewer connection permit from Burbank Sanitation District.

LETTER IS BEING PROVIDED AND UPLOADED

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.

January 30, 2024
File #PLN23-155
2265 Stevens Creek Blvd (APN 274-41-068)

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted, which includes Architecture and Site Approval.

If you have questions regarding the application, please call (408) 299-5706 or email robert.cain@pln.sccgov.org.

Warm regards,



Robert Cain
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