

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



May 15, 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: April 17, 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:

Annexation/General Plan Conformity

1. The General Plan Conformance and Contiguity / Annexation Statement is out of date.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

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(with an additional signature on January 9, 2023). As previously requested, submit the attached form to the City of San José prior to resubmittal.

LAND DEVELOPMENT ENGINEERING

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

2. Clearly show the location of the western property line on the grading plans. The limit of improvements to support the accessible ramp shall be clearly shown with respect to the existing property line.

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.

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
Senior Planner

cc: Samuel Gutierrez, Principal Planner
Darrell Wong, Land Development Engineering
Francisco Matos, Applicant