

# 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,

County Staff have preliminarily reviewed the application, submitted on resubmitted April 17, 2024, and would like to provide Staff's initial assessment of the proposed project with respect to the applicable County regulations. Please note that this is a preliminary assessment of the issues of concern that Staff is finding with the current design of the project, and a full assessment would not occur until the Department has a "complete" application for processing. Staff highly encourages you to address the following issue prior to your next submission. Staff would be happy to meet with the property owner/applicant to discuss these issues of concern if desired.

As currently designed, Staff has concerns about the parking and circulation on the parcel. To better meet the intent of the required County's regulations, Staff recommends addressing the following concerns:

1. The configuration of the parking stalls and unloading area appears to encroach upon the accessible path of travel to the entrance of the front building. The minimum path of travel shall be 4' in width in the front of the building.
2. Per the previous comments, please note that the parking stalls shown on the plans will not meet accessibility requirements per the zoning ordinance and the building code and that a minimum of one van accessible stall is required. The van accessible stall shall meet the required size and loading area requirements.

PLN21-108  
0 Sleepy Valley Road  
May 9, 2024

3. Please note that parking shall be accessed by a drive aisle of a minimum 22' paved surface. The current aisle appears to be under 16' in width. This must be adjusted to comply with the zoning ordinance 4.30.70.B.2.C.1.a.
4. The parking stall provided is proposed to be an 8' wide stall making it a compact stall. Compact Stalls are only allowed for nonresidential uses requiring 20 or more stalls per zoning ordinance 4.30.060A. The stalls provided must be a minimum of 8.5' in width.
5. The project does not comply with the County's minimum parking requirement. Parking minimums may be reduced by the Zoning Administrator, and the applicant's request for a reduction has been received by the Department.

The information provided in this letter are not incomplete items and are not required to deem the application complete for processing.

Building Site Approval and Grading Approval require administrative reviews by County Staff, and will be granted or denied by Planning Staff. The decision may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the Board of Supervisors. Should the applicant voluntarily choose to modify the project design based on the information provided above, to better meet the County's Findings, Guidelines and Policies, please include with the resubmittal to address the items listed in the Incomplete Letter dated May 15, 2024. For questions regarding this letter, please call me at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) to discuss by telephone or to schedule an appointment to do so.

Warm regards,



Robert Cain  
Senior Planner

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