

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



July 3, 2024

David Faria
1656 Cienega Road Unit 100
Hollister, CA 95023
Email: david@fariaengineering.com

****Sent via email ****

FILE NUMBER: PLN24-096
SUBJECT: Building Site Approval and Grading Approval for a new single-family residence with Accessory Dwelling Unit (ADU) & Junior Accessory Dwelling Unit (JADU).
SITE LOCATION: 820 Las Animas Ave, Gilroy (APN: 835-15-051)

Dear David Faria:

Staff has reviewed the submittal that was received on June 3, 2024, and would like to request additional information related to the project. The items provided below are not incomplete items and are not required to deem the application complete for processing. The following additional information is required to be able to approve/ condition the project:

PLANNING

Contact Buyan Batbaatar at (408)299-6724 or buyan.batbaatar@pln.sccgov.org regarding the following comments:

1. Clarify the primary use of the subject property. The current use of the property is for a golf driving range. However, the applicant is proposing residential use for a single-family home, ADU, and JADU with this application.

The original Use Permit [File No. 5977-23-76-95A] for a golf driving range was approved on November 7, 1996 for a 5 year time period and was renewed for an additional 5 and 10 year period in February 2002 and April 2009. The applicant then appealed the Planning Commission's decision to grant a ten year Use Permit Renewal to the Board of Supervisors on April 17, 2009. The appeal was filed to eliminate the time limitation established by the Planning Commission. The Board of Supervisors convened a hearing to consider an appeal and approved the use permit without time limitation on June 9, 2009.

2. As proposed, it is unclear whether the applicant is proposing to remove or partially remove the existing driving range stalls. The current use will cease if the applicant proposes

residential use and removes the driving range stalls. Pursuant to County Zoning Ordinance [§ 5.65.050](#), if a use established pursuant to a valid use permit with no condition imposing a time limit or expiration date ceases for a period of 12 consecutive months, the use permit shall be deemed automatically revoked.

3. Clarify why the applicant is proposing to keep the parking lot in place when the proposed use on the property is residential. The existing parking lot is for commercial use and is incompatible with the property's proposed residential use.

For questions regarding this letter, please call me at (408) 299-6724 to discuss by telephone or schedule an appointment.

Sincerely,



Buyan Batbaatar
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner