

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 23, 2024

****Sent via email****

San Jose Water Company

c/o Scott Hoffman

1265 South Bascom Ave

San Jose, CA 95128

scott.hoffman@sjwater.com

FILE NUMBER: PLN24-112

SUBJECT: Architecture & Site Approval for 45-foot-tall Lattice Tower with Antenna

SITE LOCATION: 0 Bayview Dr, Los Gatos (APN: 544-45-004)

DATE RECEIVED: September 24, 2024

Dear Scott,

The application for Architecture & Site Approval to construct a 45-foot-tall lattice tower with antenna, which was received on the above date, is **incomplete**. For the application process to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the assigned project planner and must include all requested information. Once the information is resubmitted, the Planning Office will distribute the plans, reports, and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR RESUBMITTAL. PLEASE EMAIL THE ASSIGNED PROJECT PLANNER TO SCHEDULE AN APPOINTMENT.

Please submit all electronic copies of the revised plans/resubmittal documents in PDF format with a *written response* addressing the following items.

PLANNING OFFICE

Contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org regarding the following comments:

Landscaping Plan

1. The submittal is incomplete because it does not include a landscaping plan, which is submittal requirement from the Nonresidential Planning Submittal Checklist. Because the project site is visible from the McLuckie Lane right-of-way (ROW), landscaping must be incorporated into the project design to effectively screen the proposed project to the extent feasible. For the resubmittal, submit a landscaping plan for the proposed project. The landscaping plan must include the following:
 - a. Common and botanical name grouped according to type (i.e. tree, shrub, ground cover);
 - b. Quantity of plant;
 - c. Initial size at time of installation and size at maturity (plant maturity should be reached within three years of planting);
 - d. Spacing of plants (where individual location is impossible to show); and,
 - e. A key to plant identification on the location plan.

The landscaping plan should also include a Maintenance and Irrigation plan to ensure that the landscape will have proper growth and longevity.

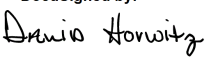
Note: Refer to Policy Issue Letter for additional information regarding the landscape plan.

If the requested information is not submitted within 180 days, you are 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 the incomplete 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 Architecture & Site Approval application is charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted. In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees" based on the application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have any questions regarding the application, please contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc: Samuel Gutierrez, Principal Planner
Carl Hilbrants, Senior Planner