



City of Santa Clara

The Center of What's Possible

August 14, 2023

Stevens Creek Subaru

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3225 Stevens Creek Blvd

San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request



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Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

Sincerely,

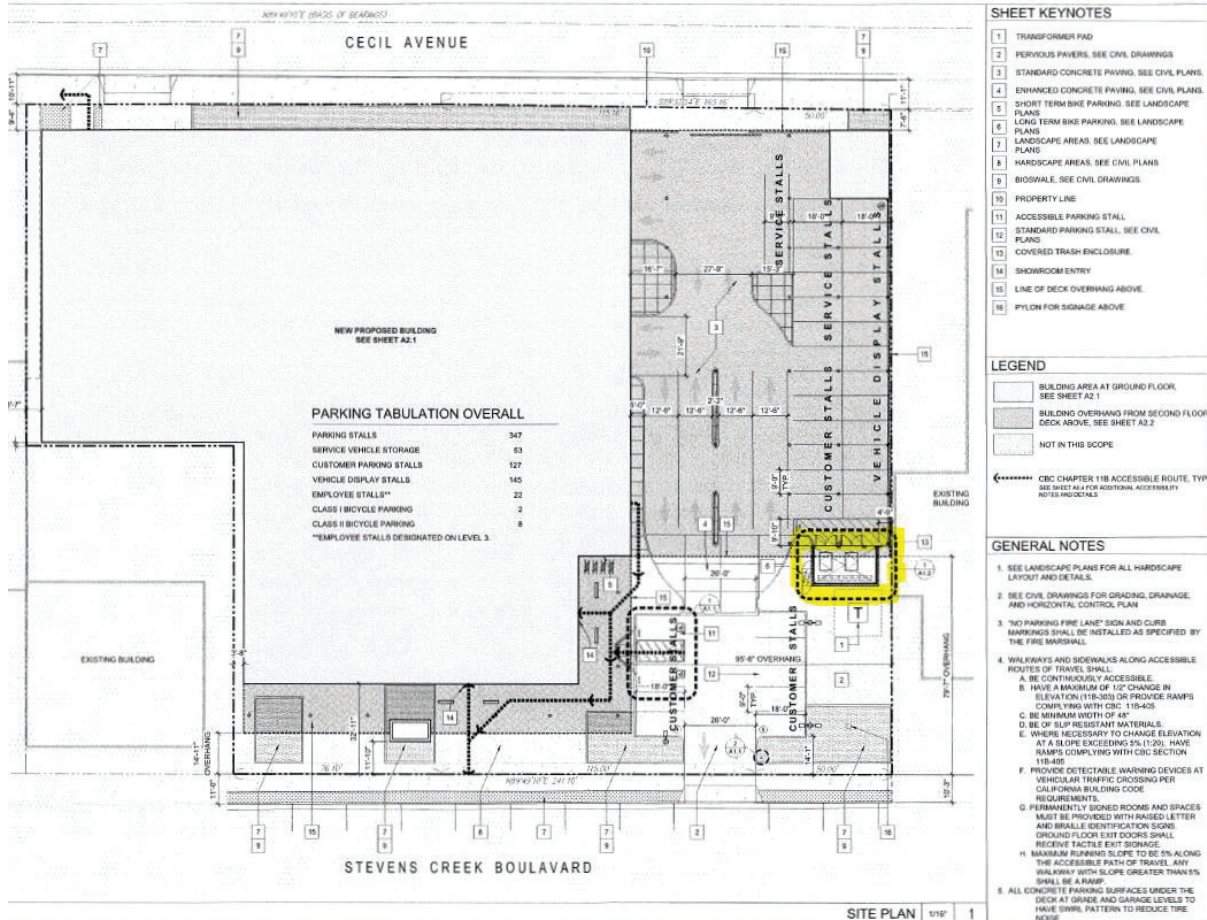
Lesley Xavier
Planning Manager



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Approved Architectural Plans:



- ### SHEET KEYNOTES
1. TRANSFORMER PAD
 2. PAVED PAVERS. SEE CIVIL DRAWINGS
 3. STANDARD CONCRETE PAVING. SEE CIVIL PLANS
 4. ENHANCED CONCRETE PAVING. SEE CIVIL PLANS
 5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
 6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
 7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
 8. HARDSCAPE AREAS. SEE CIVIL PLANS
 9. BIOSWALE. SEE CIVIL DRAWINGS
 10. PROPERTY LINE
 11. ACCESSIBLE PARKING STALL. SEE CIVIL PLANS
 12. STANDARD PARKING STALL. SEE CIVIL PLANS
 13. COVERED TRASH ENCLOSURE
 14. SHOWROOM ENTRY
 15. LINE OF DECK OVERHANG ABOVE
 16. Pylon FOR SIGNAGE ABOVE

- ### LEGEND
- BUILDING AREA AT GROUND FLOOR. SEE SHEET A2.1
 - BUILDING OVERHANGS FROM SECOND FLOOR DECK ABOVE. SEE SHEET A2.2
 - NOT IN THIS SCOPE

- ### GENERAL NOTES
1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
 2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN.
 3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHAL.
 4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
 - A. BE CONTINUOUSLY ACCESSIBLE.
 - B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (118-303) OR PROVIDE RAMPS COMPLYING WITH CBC 118-405.
 - C. BE MINIMUM WIDTH OF 4'.
 - D. BE OF SLIP RESISTANT MATERIALS.
 - E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 118-405.
 - F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
 - G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRaille IDENTIFICATION SIGNS.
 - H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
 5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE.

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAHRTIARI AUTO GROUP



PROJECT NO. 30.004 DATE 08.16.16
DRAWN BY: MV HAZEN: AS SHOWN
CHECKED BY:



REVISION: 08.16.16 BUILDING DEPARTMENT SUBMITTAL

SITE PLAN

A1.0

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAHRTIARI AUTO GROUP



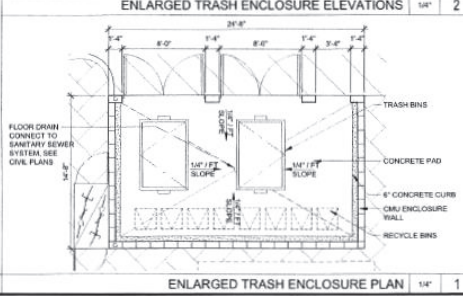
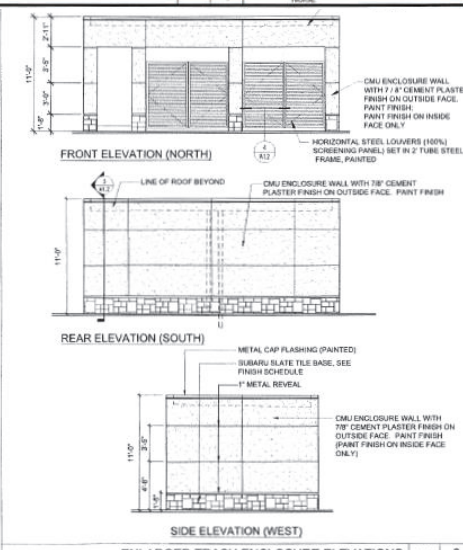
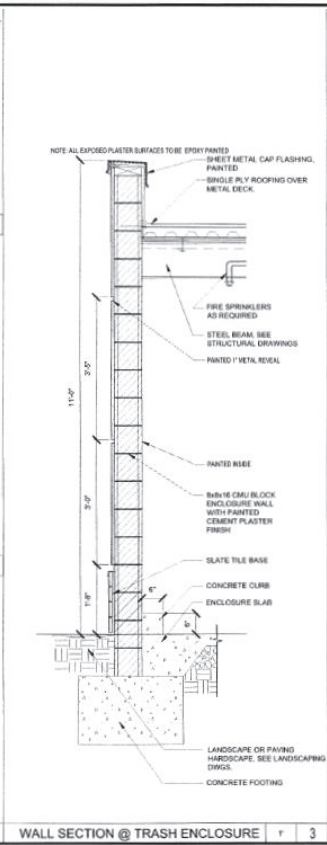
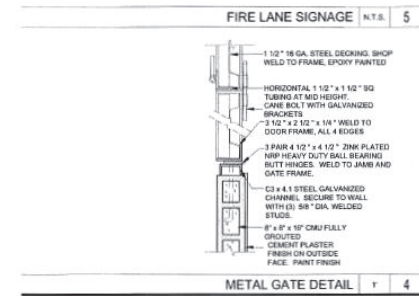
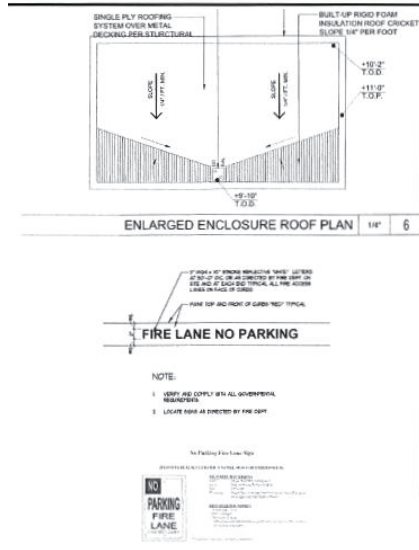
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SITE DETAILS

A1.2



ENLARGED TRASH ENCLOSURE ELEVATIONS