

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



December 08, 2021

****Sent via email ****

Stephan Garaffo
22420 Old St. Cruz Highway,
Los Gatos,
CA 95033
Email: stephan@nestldown.com

FILE NUMBER: PLN17-11102-EXT
SUBJECT: Extension of Time - Architecture and Site Approval Administrative Review for Minor Projects (ASX) – Nestldown
SITE LOCATION: 22420 Old St. Cruz Highway, Los Gatos, CA 95033 (APN: 558-05-022, 558-05-025)

Dear Stephan:

Your application for Extension of time for the Nestldown ASX is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Please note that the Department is only accepting electronic submittals due to COVID-19 closures. Please refer to procedures for Planning Resubmittals available on the County website at

<https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/PlanningResubmittals.aspx>.

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. He or she represents a specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5740 TO SCHEDULE AN APPOINTMENT.**

Please submit a complete revised plan set and a *written response* with the resubmittal materials, addressing the following items. All items must be addressed and included in the resubmittal.

FIRE MARSHAL

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org for more information regarding the following items:

1. Plans to state Occupancy Type and Construction Type.
2. Fire sprinklers are listed on sheet SP.01. Plans to clarify that NFPA 13 fire sprinklers will be a deferred submittal.
3. Site Plan to show a standard fire hydrant within 400 feet exterior path of travel to all portions of structure.
4. Plans to clarify the water tanks feed and size of water tanks. This project would require a water tank meeting NFPA-1142 if a water purveyor isn't available.
 - a. Any (E) or (N) fire pumps are to also be shown if they are part of the suppression system.
5. Site Plan to show 20 feet drivable access width.
 - a. Plans to state access is/will be made of an "all weather" material capable of holding 75,000 pounds.
 - b. A fire department turnaround meeting CFMO-SD16 is to be shown if access isn't looped.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435, or darrin.lee@cep.sccgov.org for more information regarding the following items:

6. Floor plans for the proposed bridal office show several wastewater generating plumbing fixtures: a bar sink, a hand sink, and toilet. Submitted plans did not provide details regarding wastewater disposal; therefore,
 - a. Provide clarification regarding wastewater disposal. Will the proposed bridal office utilize an existing onsite wastewater treatment system (OWTS) or develop a brand new independent OWTS?
7. In the event the bridal office will utilize an existing OWTS, accurately locate and show all OWTS (septic tank and dispersal fields) on revised site plan. Contact the Department of Environmental Health (Ross Kakinami at (408) 918-3492) for OWTS (septic system) clearance.
8. For an independent OWTS serving the proposed office, contact an OWTS consultant/designer and the Department of Environmental Health (Ross Kakinami

at 408-918-3492) to initiate the following OWTS feasibility testing activities: site assessment, soil profiles, and percolation tests.

- a. Upon completion of the feasibility testing, on the revised site plan show location of all soil profile and percolation test hole locations and to include the results from those activities.
- b. Obtain OWTS clearance from Environmental Health and provide as a resubmittal.

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 within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

In submitting this land use application, the owner/applicant included an initial application fee. As of the date of this letter, approximately 20% of the fees paid have been exhausted.

If you have any additional questions regarding this application, please call me at (408) 299-5740.

Sincerely,

Charu Ahluwalia

Charu Ahluwalia
Associate Planner

cc: Leza Mikhail, Planning Manager
Mark Beck (owner)