



August 30, 2021  
Job No. 21-219

Leza Mikhail – Interim Planning Manager & Zoning Administrator  
Department of Planning and Development  
County of Santa Clara  
70 W. Hedding Street, 7<sup>th</sup> Floor, East Wing  
San Jose, CA 95110

**Subject: PLN19-0230**  
**5-Lot Subdivision**  
**379 Meadow Lane, San Jose**

Dear Ms. Mikhail:

The subject property was approved for a 5-lot subdivision in 2009. At the Board of Supervisors hearing, Mr. Shirakawa expressed concerns about sufficient parking. The northerly neighbor – Saldivar did express concern about the future right of way to be required from their property.

That tentative map eventually expired and the property was acquired by Rocketship for a charter or private school. In the interim, the southerly neighbor Barrientos extended his unpermitted garage further across property line and into the subject property. Eventually land was given to Barrientos to reward him for his unlawful actions and the subdivision site was reduced from 43,030 SF to 41,957 SF. This also excludes public street dedication of 10' on Meadow Lane.

#### Private versus Public Street

Previous versions of the subdivision were designed with public streets that were reliant on a phased right-of-way dedication for Saldivar at 373 Meadow Lane. Rather than a public street, we have designed the subdivision with a narrower private street right-of-way of 35'. The curb to curb width is now proposed at 26' which is importantly 2' wider than the prior Tentative Map approval. The major benefits of the private street are that no dedication from Saldivar will be required and parking on one side of the street will be allowed with 2 standard through lanes of 18' width.

#### On-Site Private Parking

Each residence and lot will have a 2-car garage with 2 spaces in the driveway. On-street parking will account for another 13 spaces for a total of 33 spaces for 5 residences or a ratio of 6.6 spaces per residence.

#### In-fill Infrastructure Availability

The subject property is adjacent to the concrete lined creek channel for Babb Creek and operated by the Santa Clara Valley Water District. Storm drainage flows for 10-year storms can be conveyed by an 18" main to a headwall near the southeast corner of Barrientos at Babb Creek and Meadow Lane. Water and Sewer main extensions for the 5 lots will be from Meadow Lane into the cul de sac. Gas and electric service are likewise available from Meadow Lane. It is noteworthy that no capacity issues for utilities presently exist and the cumulative impact of 5 additional lots is insignificant.

#### Minimize Grading Volumes

The Roman Place roadway profile will conform to existing topography to minimize grading volume. This results in an internally drained cul de sac. San Jose street design policies require a surface release in the event of a storm drainage surcharge resulting in failure of the storm drainage system. Safe release of floodwater without impoundment at a depth of 0.75' maximum in the street will protect the residences. Consequently, a grassy swale overland release is included between lots 1 & 2 to drain the cul de sac to Babb Creek.

#### Building Sites

Building envelopes have been delineated on each lot based upon conforming setback of 25' front, 5' side, and 20' rear. Schematic house and garage footprints have been shown with proposed driveways. Lots 2 through 5 can accommodate two-story residences as large as 2900 SF. Lot 1, due to the unusual "L" shape can support a two story residence of 2400 SF.

#### Summary

This is an extremely simple subdivision application that was easily approved in 2009. With the subsequent California Housing Crisis today, this subdivision is an essential infill development with an opportunity to create lots of comparable density within an urban neighborhood that enjoys adequate infrastructure capacity. It should be expedited and celebrated once approved for creating additional housing opportunities.

Should you require additional information please contact me by email: [terry@tscivil.com](mailto:terry@tscivil.com).



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