

# County of Santa Clara

Department of Planning and Development  
Planning Office

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July 24, 2020

Gursavraj Dhami  
2100 Old Calaveras Road  
Milpitas, CA 95035

[dhamigs2@gmail.com](mailto:dhamigs2@gmail.com)

\*\*\*BY EMAIL ONLY\*\*\*

**FILE NUMBER:** PLN20-070  
**SUBJECT:** Design Review (-d2) for Addition to Existing Single-Family Residence  
**SITE LOCATION:** 2100 Old Calaveras Road, Milpitas (APN: 029-31-011)  
**DATE RECEIVED:** June 26, 2020

Dear Mr. Dhami,

The application for Design Review of a 1,594 s.f. addition to an existing single-family residence located at 2100 Old Calaveras Road, Milpitas (APN: 029-31-011) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the project manager/planner and must include all requested information along with a completed application form (which is used to track the resubmittal). 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.

**AN VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.**

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

## **PLANNING OFFICE**

Contact Lara Tran at (408) 299-5759 or [lara.tran@pln.sccgov.org](mailto:lara.tran@pln.sccgov.org) regarding the following comments:

1. Provide a full site plan (with a scale) that encompasses the entire property, existing tributary (to the South Branch Tularcitos Creek), existing single-family residence and ADU, and the

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proposed additions. The partial site plan (Sheet SK-2.0) is not adequate. Note that the Fire Marshal Office (FMO) also has a similar comment in #22 and #23.

2. Provide grading quantities for the proposed addition to the existing residence. If the proposed grading quantities is above 150 cubic yards of cut or fill or is more than 5 ft. in vertical depth, a Grading Approval is required per Zoning Section [C12-406](#) and [C12-421](#). Staff needs the grading quantities to determine whether a Grading Approval is required. Grading quantities for the project shall be separated in a tabular format to include the following:

Earthwork Quantities					
	Cut	Fill	Net	Max Cut Ht.	Max Fill Ht.
Building Pads (new addition)					
Driveway (any improvements to existing driveway)					
Site Grading					
Retaining Wall					
Total					

Note that Land Development Engineering (LDE) has a similar comment in #12 and #13.

3. Identify elevation with measurements of existing grade, finished grade, and height of ridgeline for all elevation plans. Elevations measurements shall also be shown on all elevation drawings, as measured from adjacent finished grade to the ridgeline. The grade elevations on the architectural sheets shall be consistent with the grade elevations on the civil sheets.
4. Identify height (top and bottom) of any retaining walls associated with the project. Please note LDE has a similar comment in #16
5. Clarify on the “Floor Area Analysis” of Sheet SK-1.1 and Sheet SK-3.0 whether the proposed “Entry Hall #1” is more than 15 ft. in height. Staff is not clear on the distance between the ground floor to the ceiling of the proposed Entry Hall #1. If the height exceeds 15 feet, floor area shall be counted twice.
6. Revise Cross-Section A-A on Sheet SK-5.0 and Section A on the floor plan of Sheet SK3.0 so they are consistent.
7. Revise Sheet SK-3.0 to show “Entry Hall #1” and “Entry Hall #2.” “Entry Hall #2” is erroneously listed twice on Sheet SK-3.0.
8. As part of the requirements for Design Review in the Milpitas Hillsides (-d2), submit color samples that show manufacturer specifications to ensure the Light Reflective Value (LRV) on the paint swatches have a value of 45 LRV or less per Section 3.20.050(C). Please note,

the zoning administrator may additionally specify subdued chroma (color saturation) for a structure deemed to have high visibility. Color/paint samples are required prior to deeming the Design Review application and project complete.

9. Please provide a “line-of-sight” analysis as part of the requirements for Design Review in the Milpitas Hillsides (-d2), per [Section 3.20.050\(D\)](#), to determine whether the proposed addition will have any visual impact to the Milpitas crestline.

*Santa Clara Valley Habitat Conservation Plan (HCP)*

10. Revise the HCP Screening Form on page 2 (Section B) to include only the proposed additions. The square footage provided is incorrect. If the project requires expansion of any leach lines for septic, the additional area shall be included as part Section B on page 2. If any landscaping is proposed for the project, the square footage of the landscaping shall also be included.
11. The property is in HCP Area 2 with a tri-colored blackbird survey area located northeast of the development area.

**LAND DEVELOPMENT ENGINEER (LDE)**

Contact Darrell Wong at (408) 299-5735 or [darrell.wong@pln.sccgov.org](mailto:darrell.wong@pln.sccgov.org) regarding the following comments:

12. Provide earthwork calculations of the earthwork quantities shown on the plans.
13. Demonstrate by earthwork sections and calculations how a grading permit would not be required pursuant to the Santa Clara County Grading Ordinance, specifically Section C12-421. Should this project not be able to demonstrate the noted exceptions, please apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
14. Clearly identify all roads maintained and not maintained by the County.
15. Based on the topography provided, the proposed addition may increase the impervious area of the development, thereby not meeting the exemption requirements of Section C12-421 of the County Grading Ordinance. Please provide a Drainage Plan that demonstrates the following items:
  - A. The site can be adequately drained
  - B. The proposed development will not cause problems to the nearby properties
  - C. The proposed development is not subject to significant damage from the one percent flood
  - D. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

16. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
17. Provide a drainage system to adequately route flows from the site to the natural outfall.
18. Clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide typical sections of all proposed walls.
19. Show drainage system from proposed additions, terrace, and other impervious areas on plan. Identify a vegetated buffer area and provide energy dissipation for storm drainage, to provide at least minimal storm water treatment and reduction in flow velocity.
20. A preliminary Grading plan is required for this scope of an addition. Please provide a plan with preliminary grades and proposed drainage plan. Please include such existing site improvements as a well, water tanks, and septic system, and show the extent of the property.

**FIRE MARSHAL OFFICE (FMO)**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following comments:

21. Identify the square footage for the attached garage and clarify the square footage for the covered porch on the Cover Sheet Project Data. The total square footage under the eaves of the structure is used during Fire Review to determine the required water supply.
22. Provide a full site plan to show entire length of driveway to Old Calaveras road. It is unknown if the driveway meets current fire requirements.
23. Provide a scale on the site plan to ensure proper measurements are taken.
24. Identify the driveway is made of an "all weather" material capable of holding 75,000 pounds on the revised site plan.
25. Identify fire department turnouts spaced at a maximum of 400 ft on the revised site plan.
26. Fire department turnaround to meet CFMO-SD16. A bulb turnaround in the State Response Area (SRA) is to have a 40 ft radius, the plans appear to show a 26 ft radius.
27. Online maps appear to show a gate. Site Plans are to show any gates crossing fire department access and state the gate is manual or electrical.
  - A. All mechanical gates are to have Knox Key Switch access. The plans are to state the Knox Key Switch access is (N) new or (E) existing.

28. Identify a fire hydrant within 600 ft path of travel to the structure on the site plan. Hydrant is to be listed as (N) new or (E) existing and either a standard hydrant or wharf hydrant.
  - A. Above ground water tanks meeting CFMO-W1, W4 and W5 are to be shown on the Site Plan if a water purveyor is not available. Tanks are to state their size and what they serve. An example is one 5,000-gallon water tank for wharf hydrant and one 3,000-gallon water tank for domestic/fire sprinklers.
29. Identify the location of a fire hydrant within 600 feet path of travel to the proposed structure.
30. All portions of structure shall be within 200 feet hose pull to fire department access. The information is currently unknown because the structure location is not clear.
31. Plans to state fire sprinklers will be a deferred submittal.

**DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)**

Contact Darrin Lee at (408) 918-3435 or [darrin.lee@cep.sccgov.org](mailto:darrin.lee@cep.sccgov.org) regarding the following comments:

32. On revised site plan accurately locate and show the septic system (including septic tank and dispersal field) for the main house and accessory dwelling.
33. Pump and inspect septic tank serving the main house and conduct a 30-minute water test on the main house's dispersal field. Return/ Provide to the Department of Planning and Development (as resubmittal), the pumper's inspection report and results of the 30-minute water test.
34. As a major building addition which includes a proposed bedroom, the existing septic system must meet current code. Therefore, contact the Department of Environmental Health to conduct the following activities: site assessment, soil profiles, and percolation tests. The activities are separate billable activities, invoiced through the Department of Environmental Health, please contact Peter Estes at (408) 918-3441.

**COUNTY GEOLOGIST**

Contact Jim Baker at (408) 299-5774 or [jim.baker@pln.sccgov.org](mailto:jim.baker@pln.sccgov.org) regarding the following comments:

35. Submit an update of the geologic report that includes an evaluation of potential fault rupture and slope stability. Buckley's report (dated 6-19-1996) needs additional information regarding the as-built location of the house (not shadowed by the trench) and compliance with SP117A guidelines (2008). A Plan Review of the currently proposed additions should be included as part of the resubmittal.
36. Contact the County Geologist to further discuss requirements/comments if needed.

## **ADDITIONAL INFORMATION / ISSUES OF CONCERN**

37. As the property is in a combined Design Review in the Milpitas Hillside (-d2) zoning district, the project will be heard at a future Zoning Administration Hearing after the project is complete. Story poles are required to be constructed *at least* seven (7) days prior to a scheduled Zoning Administration hearing. However, staff strongly recommends construction of the story poles *at least two (2) weeks* before the public hearing date to accommodate any corrections or adjustments if needed.
38. Please note if there is potential for any visual impact to the Milpitas crestline, an initial study may be required as part of the California Environmental Quality Act (CEQA) for aesthetics analysis.
39. Is there any landscaping proposed for the project? If a project is proposing more than 500 s.f. of landscaping, a Landscaping Permit will be required prior to issuance of a Building Permit. If the applicant is not proposing any landscaping, please write "no landscaping proposed" on the project plans, under the project data/scope.

**Prior to a resubmittal, please schedule an appointment to discuss any comments regarding the project if needed.**

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** 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.

Note the Design Review application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific 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 questions regarding the application, please contact (408) 299-5759 or [lara.tran@pln.sccgov.org](mailto:lara.tran@pln.sccgov.org).

Warm regards,

A handwritten signature in blue ink, appearing to be 'Lara Tran', with a long horizontal stroke extending to the right.

Lara Tran  
Associate Planner

**cc:**

Darrell Wong, LDE

Darrin Lee, DEH

Alex Goff, FMO

Craig Farley, CalFire

Jim Baker, County Geologist

**encl:**

Color Materials Board

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Project Address

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Project File Number

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APN

## **Color/Materials Board\***

### **Roof**

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Manufacture & Material  
Product Name, Number

(insert sample here)

### **Door & Window Frames, Railings**

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Manufacture / Number  
Color Name, LRV

(insert sample here)

### **Trim**

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Manufacture / Number  
Color Name, LRV

(insert sample here)

### **Exterior Walls**

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Manufacture / Number  
Color Name, LRV

(insert sample here)

### **Architectural Accents (Ex. Stone Veneer)**

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Manufacture / Number  
Color Name, LRV

(insert sample here)

### **Retaining Walls**

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Manufacture / Number  
Color Name, LRV

(insert sample here)

\*This information shall also be provided on the elevation drawings in the plans.