

# County of Santa Clara

Department of Planning and Development  
Planning Office

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August 20, 2020

Bay Club Boulder Ridge  
c/o Grant Lee  
1 Lombardo Street  
San Francisco, CA 94111-1132

FILE NUMBER: PLN20-079  
SUBJECT: Design Review  
SITE LOCATION: 1000 Old Quarry Road, San Jose  
DATE RECEIVED: 7/23/2020

Dear Mr. Lee:

Your application for a Design Approval has been deemed **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made with an electronic version of the packet along with a completed application form (which is used to track the resubmittal), upon a virtual meeting with planning staff and any agency deeming the application incomplete. Once the information is submitted, the Planning Office will electronically distribute the plans, reports and/or information to the appropriate staff or agency for review.

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 particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.  
PLEASE CALL ME AT (408) 299-5791 TO SCHEDULE AN APPOINTMENT.**

Submit an electronic copy of submittal addressing the following items.

## PLANNING

Contact: VALERIE NEGRETE ([valerie.negrete@pln.sccgov.org](mailto:valerie.negrete@pln.sccgov.org)) (408-299-5791).

1. Clarify whether there is any new lighting proposed in conjunction with the netting. If so, an exterior lighting plan will be required. Please note a photometric plan may be required to ensure that there is no glare onto neighboring properties. Due to the height of the proposed netting and neighboring properties, lighting shall be carefully placed so

as to not provide glare over the property lines. Please also see the [Design Guidelines](#) for more guidance on lighting.

2. Additional labeling is needed to clarify the photos on Sheet A002. Please provide a site plan identifying the photo locations for clarity. This information will be necessary for the Hearing Officer.
3. Given the height of the proposed netting, please provide additional photos taken from various vantage points. Please contact staff to discuss the appropriate locations.
4. The western portion of the netting appears to be slightly located within an underlying Open Space Reserve, document No. 19322575. Furthermore, the plans state there is “brush” located within the western fence line. Please provide a copy of this document and clarify how the netting is not in conflict with this reserve area and whether there is was any brush removal.
5. Provide a statement indicating the reason for the netting and its height, which reaches maximum heights of 90+/- feet.
6. Provide a current copy of the grant deed. Please note that the owner of the proper must sign the application, specifically and Acknowledgements and Agreements found on page 2.

Department of Environmental Health

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Contact: Darrin Lee (Darrin.Lee@cep.sccgov.org) 408-918-3435

7. On a revised site plan accurately locate and show the existing septic system (including leach field) within or around the driving range area.

**ADDITIONAL INFORMATION / ISSUES OF CONCERN**

In addition to the completeness items listed above, staff is listing some areas of concern and/or issues that will need to be addressed. Staff is available to discuss these issues once you and your team have had the opportunity to review this letter.

*Planning Department*

8. As stated above, staff will need a statement as to the need for the netting and its proposed heights. Staff must be able to justify the height of the netting and better understand the height at various locations. As proposed, staff does not have enough information to support a netting of 90 feet, and may not be able to support the project as proposed. Staff recommends proposing a reduced height of the fencing to avoid potential impacts to neighboring properties.
9. Staff will be looking at the projects visibility from various residential vantage points to better assess any potential impacts to the aesthetic character of the existing residential neighborhood. Of concern is the height and its consistency with the adjacent structures and impacts to views of the skyline or natural site features.

10. Please be aware that there are violations on the subject property. While Staff can continue to process your application, once the application is deemed “complete” for processing, Staff will be required to forward your application for denial. Staff recommends that you resolve all violations on your property before continuing forward with this application. If you would like to withdraw your application, please let Staff know and we can refund a majority of your fees. Otherwise, this application is allowed to remain in abeyance for a maximum of 6 months, after which you will be required to pay a 10% resubmittal fee. Please contact Darrell Wong with Land Development Engineering to discuss the violations on your property. Darrell can be contacted at 408-299-5735.

Staff will be reviewing the response for compliance with CEQA once received.

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. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application type(s). "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. As of the date of this letter, approximately 60% of the fees paid have been exhausted.

If you have any additional questions regarding this application or would like to meet to clarify Planning's incomplete comments please call me at (408) 299-5791 or to schedule an appointment to do so.

Sincerely,



Valerie Negrete

cc: Leza Mikhail, Zoning Administrator  
Darrin Lee, Department of Environmental Health