

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



****Via Emails Only****

May 10, 2023

Kastury Padma and Veera Kumar
3262 Palmo Ct
San Jose, CA, 95135

FILE NUMBER: PLN20-134
SUBJECT: Building Site Approval, Design Review (Tier II), and Grading Approval Applications
SITE LOCATION: 3412 Fowler Road, San Jose (APN: 660-33-009)
DATE RECEIVED: April 11, 2023

Dear Mr. Padma,

Staff has reviewed the application, submitted on April 11, 2023, and would like to provide staff's assessment of the proposed design with respect to Grading Findings, Zoning Ordinance, Design Review Guidelines, and Guidelines for Grading and Hillside Development.

The information in this section is/are not incomplete item(s) and are not required to deem the application complete for processing. The information in this section is informational only and can be discussed further if desired with County Staff.

Lot Legality Documentation

1. Documents to allow County Staff to determine the lot legality of the subject parcel have not been provided. After repeated incomplete letters and review cycles, County Staff is requesting a meeting to discuss the importance of providing the requested documents to move forward in the processing of the application. Please work with Staff to set a meeting time within the next two weeks.

Design Review

1. Your submitted planset is missing section drawings of the proposed buildings which are required as part of the Design Review applications. As such, please provide exterior sections for each structure. Cross sections must be provided through the highest portions of the building.

Tree Removal

2. The submitted Arborist report prepared by Matthew Fried is referring to the previous proposed site location for analyzing the impacted trees. Please submit a revised arborist

Building Site Approval, Design Review (Tier II), and Grading Approval (3412 Fowler Rd, San Jose)

report that evaluates the impact of the current proposed development and identifies all the impacted trees.

Tree Protection and Replacement

3. As the subject parcel is in -d1 Zoning District, replacement trees are required for any three to be removed that are 12” or more in diameter at the height of 4.5’, following the ratios listed below per the *County Tree Protection Guidelines*.

For the removal of one small tree (5- 18 inches):

(3) 15-gallon trees, or (2) 24-inch box trees.

For the removal of one medium tree (18 – 24 inches):

(4) 15-gallon trees or (3) 24-inch box trees.

For the removal of a tree larger than 24 inches

(5) 15-gallon trees or (4) 24-inch box trees.

It appears that the proposed road improvements require tree removals. Please modify the tree removal table on the site plan and clearly identify type and size of all the trees proposed to be removed. Moreover, please identify location of replacement trees on your site plan per the ratio mentioned above.

Landscape Plan

4. According to the County GIS system, the existing residence and proposed addition are located in the high visibility zone. Please provide a landscape plan with trees and shrubbery vegetation to screen the proposed development from the valley floor (the northern façade). The landscape plan shall include the required replacement trees. Moreover, it shall mitigate any visual impacts of the proposed retaining walls located at the access road and driveway. Retaining walls should have a landscaped setback or buffer to accommodate landscaping for screening purposes. Retaining walls should be landscaped by using vines, shrubbery or planters to reduce their apparent height and to ensure that they blend with the natural surroundings per the Design Review Guidelines.

Story Pole

5. As the project is a Tier II Design Review, story poles are required to be erected on the property seven (7) days prior to any scheduled hearing per Zoning Ordinance Section 3.20.040(A)(2)(c). Staff recommends the story pole to be erected two (2) weeks prior to the hearing to allow adequate time for staff to inspect the site in case the story pole is required to be modified per the County *Story Pole Guidelines*.

For questions regarding this letter, please call me at (408) 299-5784 or schedule an appointment.

Sincerely,

Parya Seif

Parya Seif,

Building Site Approval, Design Review (Tier II), and Grading Approval (3412 Fowler Rd, San Jose)

Associate Planner

cc: Samuel Gutierrez, Principal Planner