

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



December 30, 2021

Ashutosh Jha
163 Cromart Court
Sunnyvale, CA 94087

sent via email to nle@lcengineering.net only

FILE NUMBER: PLN21-112
SUBJECT: Building Site Approval, Grading Approval, and Design Review (Tier I)
SITE LOCATION: 0 West San Martin Avenue (APN: 779-47-007)
DATE RECEIVED: November 24, 2021

Dear Ashutosh Jha:

Your resubmittal for Building Site Approval, Grading Approval, and Design Review (Tier I) was received on the above date and is incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will 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 division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccgov.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

1. Revise the provided slope calculation to be consistent throughout the plan set. Page C0 states the calculation as 25.95%, whereas Page C1 states the calculation as 14.59%. The slope calculation must be prepared, signed, and stamped by a registered civil engineer or licensed land surveyor.

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2. Consistent with Department of Environmental Health comments; revise the site plan to specifically show the location of the proposed septic system and well. If this property will be serviced by a utility provider, please provide will-serve letter(s).
3. Site plan must include Floor Area Ratio (FAR) calculations. This is necessary to determine which tier of Design Review is appropriate, and that the Accessory Dwelling Unit (ADU) conforms with State and County regulations. FAR calculations must be calculated, verified, signed, and stamped by either a registered civil engineer, a licensed land surveyor or a licensed architect. Create floor plan diagrams to scale of each separate level of the primary residence and the ADU. Place these diagrams on either the same sheet as the proposed floor plans, or separately on the next page of the plan set. Utilize easily verifiable polygons (rectangles, squares, triangles) to scale, with each polygon area calculation noted in tabular format as shown in the following example:

Polygon/Area Designation	Dimensions	Area
A	18 x 28	504
B	30 x 40	1200
C	8 x 12	96
TOTAL		1800

NOTE: Per the County Zoning Ordinance §1.30.030, “Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice.” If the floor area of the residence exceeds 5,000 square feet, it will not be eligible for Administrative Design Review and will have to go to a public hearing. Furthermore, at the discretion of the Zoning Administrator, multiple otherwise exempt structures, including an ADU of less than 1,000 square feet where the cumulative development of the primary residence and ADU exceeds 5,000 square feet, may be subject to Design Review depending on the characteristics and visibility of the property.

4. Please specify location and common name of tree to be removed (in addition to the diameter). The currently provided table regarding the proposed to be removed 35” Oak tree is acceptable; however, the location symbol (No.1) is not shown on the site plan, please revise. It is assumed the “x” at the FIRE TRUCK TURNAROUND is the location, however, that is not explicitly denoted.
5. As was done on the first Page C1, also label on the second Page C1, the top-of-bank. Revise the numbering of the plan set to only have one (1) Page C1.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org regarding the following comments:

6. Previous comments requested that a PCR Applicant Packet (Clean Water Questionnaire) be submitted. Though a Clean Water Questionnaire was submitted, the questionnaire submitted was for the San Francisco Bay, not the Central Coast. Submit a corrected and

completed PCR Applicant Packet for the Central Coast. Additional review of the conceptual drainage plan will be required based on the applicable stormwater treatment requirements identified in the PCR Applicant Packet. The packet / questionnaire is available at:

https://stgenpln.blob.core.windows.net/document/Stormwater_CWP_Questionnaire_SC.pdf.

7. Previous comments requested that a storm drainage easement (SDE), 25-feet wide or 5-feet beyond tops of banks, whichever is greater, be provided for the portion of Llagas Creek that runs through the property. Dimensions have been provided consistent with what would be the appropriate easement location; however, there is no indication in the preliminary plans that the dimensions noted represent a proposed SDE. Provide a note / label on the plans clarifying the location / limits of the proposed SDE.

FIRE MARSHAL OFFICE

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

8. Fire department turnouts to be located a maximum of 400 feet spacing. Sheet C1 shows a single turnout, it appears there may be another turnout that isn't clearly marked (near the house).
 - a) Clearly show turnout dimensions of 10-foot width, 30-foot length and two (2) 25-foot tapers.

ENVIRONMENTAL HEALTH

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

9. Submit an onsite wastewater treatment system (OWTS) design to the Department of Environmental Health for review and approval. On the OWTS plan ensure setback to retention ponds, drainage features, driveway, dwellings, pools, and grading are being adequately maintained.
10. Grading plans show an accessory dwelling unit (ADU). Provide the following plan:
 - a) Floor plans, and
 - b) Grading and drainage plans for the ADU.

NOTE: Ensure the OWTS design / plan accounts for, and is adequately sized to accommodate, the wastewater loading from a single-family dwelling and an accessory dwelling unit.

11. Proposed OWTS was not shown on grading and drainage plans. Overlay the OWTS onto the grading and drainage plans.

NOTE: Average stabilized percolation rated = 40.32 minutes per inch; test was conducted to a depth of (1) one-foot on April 16, 2021.

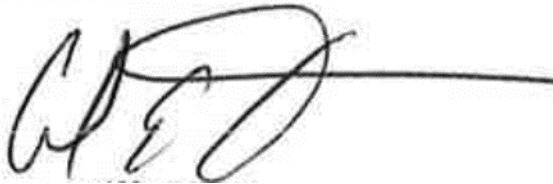
PLN21-112
0 West San Martin Av
December 30, 2021

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 planner.** 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 no later than **one (1) year** from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted which includes Design Review Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5706 or email robert.cain@pln.sccgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'CH', with a long horizontal line extending to the right.

Carl Hilbrants
Senior Planner

cc:
Leza Mikhail, Planning Manager

LC Engineering
598 East Santa Clara Street
San Jose, CA 95112
Attn: Ninh Le