

County of Santa Clara

Department of Planning and Development
Planning Office

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www.sccplanning.org



January 12, 2022

Sandeep and Manju Sardana
1516 Arbor Avenue
Los Altos, CA 94022

via email only

FILE NUMBER: PLN21-167
SUBJECT: Building Site Approval
SITE LOCATION: 1516 Arbor Avenue (APN: 331-10-074)
DATE RECEIVED: December 15, 2021

Dear Sandeep and Manju Sardana:

Your application (first resubmittal) for Building Site Approval 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.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 573-2464 or leo.camacho@rda.sccgov.org regarding the following comments:

1. The property's frontage will be required to be improved to County Standard B/4A. Please call out or show improvements on the revised plans to identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc.)

LAND DEVELOPMENT ENGINEERING

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

2. Preliminary drainage calculations have been provided; however, the calculations assume an infiltration rate that far exceeds the infiltration rate noted in the soils report. It is unclear whether the retention pond is adequately sized to mitigate peak flows and due to site constraints, there appears to be limited space to expand the pond. Revise the preliminary calculations to demonstrate the feasibility of a retention pond or convert the retention pond to a detention pond with a controlled outlet.
3. Per the response to comments, the detached garage has been relocated, eliminating the need for emergency access to the driveway and for a fire truck turnaround. If confirmed by the County Fire Marshal's Office (FMO), then previous comments to bring the driveway and turnaround in conformance with County Standard Details SD5 and SD16 no longer apply. If FMO requires driveway access without the fire truck turnaround, then County Standard Detail SD5 will be applicable for the driveway. Copies of the standards are available in the County of Santa Clara Standards and Policies Manual, Volume I, Land Development. A copy of the policy manual is available on-line at: https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf

FIRE MARSHAL OFFICE

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

4. A fire department turnaround is required if the driveway is greater than 150 ft. in length. This measurement is to be taken from the edge of pavement of Arbor Ave. Sheet 3 of 8 appears to show a driveway length greater than 150 ft. from Arbor, some other sheets such as A-1.002 doesn't clearly show the driveway meeting Arbor Ave. Plans are to show a fire department turnaround meeting CFMO-SD16 if driveway length is greater than 150 ft.

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 Administrative Exemption.

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

PLN21-167
1516 Arbor Ave
January 12, 2022

Warm regards,



Robert Cain
Associate Planner

cc:

Leza Mikhail, Planning Manager
Ed Duazo, Land Development Engineering
Leo Camacho, Roads and Airports
Alex Goff, Fire Marshal's Office
Burhan Baba, Applicant