

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



February 4, 2022

Thien Tam Tu
39760 Eureka Drive
Newark, CA 94560

**** SENT BY EMAIL ONLY ****

FILE NUMBER: PLN22-006
SUBJECT: Building Site Approval, Design Review, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters, and associated improvements.
SITE LOCATION: Old Calaveras Road, (APN:029-35-007)
DATE RECEIVED: January 5, 2022

Thien Tam Tu,

Please see a list of Additional Information regarding your Building Site Approval, Design Review, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters, and associated improvements. **These are informational items only and do not need to be addressed in order to deem the application complete.**

ADDITIONAL INFORMATION/ AREAS OF CONCERN

The items below are informational only. These items are not required to deem the application complete for processing.

PLANNING.

1. In order for Staff to make a favorable recommendation for the proposed development, Staff must find that the Grading Approval findings and Design Review Guidelines are met. Additionally, Staff must determine that the Hillside General Plan policies are adhered to as well. As currently proposed, Staff cannot make a favorable recommendation for the proposed development due to conflicts with the required findings and policies in the Zoning Ordinance. Staff is concerned with the visibility of the proposed development and the impacts the proposed grading has on the natural terrain of the hillside. Please specific details below:
 - a. Please revise the grading located around the animal shelters, east of the fire truck turn arounds, south of the primary residence, and the grading to the west of the primary residence so it blends in softly with the natural grade.
 - b. Please revise the proposed grading to a 3:1 slope where possible so it better blends in with the natural topography.
 - c. Please revise the roof lines so they step down with the natural slope of the hillside.

2. Story poles shall be required of all new buildings subject to Design Review. Story poles shall be fully erected, per the story poles standards established by the Planning Office and shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles shall, at a minimum, remain in place until the close of the public hearing (Section 3.20.040(A)(2)(c)).

If you have any additional questions regarding these items, please call me at (408) 299-5799 or joanna.wilk@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'JW' in a cursive, stylized font.

Joanna Wilk
Associate Planner