

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

Responses to the **ADDITIONAL INFORMATION/ AREAS OF CONCERN.** Please see our responses in **BLUE.**

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.

Response : The grading has been revised 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.

Response : The proposed grading has been revised to a 3:1 slope around the animal shelters, east of the fire truck turn arounds, and the grading to the west of the primary residence so it blends in with the natural topography.

- c. Please revise the roof lines so they step down with the natural slope of the hillside.

Response : The primary house is designed to be a single story for the majority of the building. The portions where it is two-storied has been set 5' below the single story level and into the hillside so that the net profile is significantly reduced. Moreover, the entire building is set into the hillside such that it is not visible from the Milpitas valley floor from the three nearest ViewPoints identified by City of Milpitas.

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)).

Response: Noted. Story poles will 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.