

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



May 24, 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: April 20, 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 impacts the proposed grading has on the natural terrain of the hillside. See specific details below:
 - Please indicate the need for the 24-foot-wide access road. Access roads for single family residences are required to be 15 feet. Staff will not be able to make Grading Ordinance Findings (a), (c), (e), (f) and (g) unless the driveway is revised to be the minimum size for Land Development Engineering and Fire Marshal's access requirements.

NOTE: Staff is aware the subject property takes access through a separate property that is currently going through the subdivision application. However, any additional road improvements for access (such as widening) needed for the subdivision will be processed separately under the subdivision application (PLN20-178).

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, appearing to be the initials 'JW' in a cursive style.

Joanna Wilk
Associate Planner