

# County of Santa Clara

Department of Planning and Development  
Planning Office

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December 9, 2022

Pavagada Anil & Vijaya Datt  
Barsana LLC  
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Fremont, CA  
E-mail: [vijay.datt@ihf-usa.org](mailto:vijay.datt@ihf-usa.org)

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

**FILE NUMBER:** PLN22-006  
**SUBJECT:** Building Site Approval, Design Review (Tier II), and Special Permits, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters with three or more plumbing fixtures, seasonal agricultural employee housing, and associated improvements.  
**SITE LOCATION:** Old Calaveras Road, (APN:029-35-007)

Pavagada Anil & Vijaya Datt,

Please see a list of Additional Information regarding your Building Site Approval, Design Review (Tier II), and Special Permits, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters with three or more plumbing fixtures, seasonal agricultural employee housing, 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:
  - The fill for the driveways on the subject property.
  - The access road that is wider than what is required for a single-family residences (15 feet).

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).

- The berm located to the west of the single-family residence.
- The visibility of the retaining wall to the north of the ADU.
- The fill beneath the seasonal agricultural pad and the fill beneath the animal shelter.
- The design of the grading around the seasonal agricultural pad and the animal shelter, as it does not blend in with the existing topography.

Overall, the grading (particularly the fill) for the proposal must be significantly reduced and the proposed grading must be design to blend in with the surrounding topography (at 2.5:1 or 3:1 slopes) in order for staff to recommend approval of the proposed project.

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)). The visibility of the story poles may impact staff's recommendations to the Zoning Administrator.

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

Sincerely,



Joanna Wilk  
Associate Planner