

County of Santa Clara

Department of Planning and Development
Planning Office

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May 25, 2023

Pavagada Anil & Vijaya Datt
Barsana LLC
40742 Greystone Terrace
Fremont, CA
E-mail: vijay.datt@ihf-usa.org

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

FILE NUMBER: PLN22-006
SUBJECT: Building Site Approval, Design Review (Tier II), Special Permit, Grading Approval, and Planning Clearance for a new single-family residence, ADU/JADU, animal shelter with three plumbing fixtures, temporary 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), Special Permit, Grading Approval, and Planning Clearance for a new single-family residence, ADU/JADU, animal shelter with three plumbing fixtures, temporary agricultural employee housing, and associated improvement. **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. Based on Design Review Guidelines 1(c), 3(b), 4(a) & 4(b) (cited below), provide a preliminary landscaping plan that accomplishes the following:
 - a. Provides the size of the citrus trees along the driveway access (the box or gallon size).
 - b. Shrub, vine, or planter plantings along the retaining wall to the west of the residence, the retaining wall between the detached garage and main residence, and the retaining wall along the ADU driveway.

Design Review Guideline 1(c): *“Whenever possible, the site and structure design should also take into consideration, the impacts on privacy and views of neighboring properties.”*

Design Review Guideline 3(b) “Retaining walls should be landscaped by using vines, shrubbery or planters to reduce their apparent height and to ensure that they blend with the natural surroundings.”

Design Review Guideline 4 (a) & (b) “a. Where necessary, vegetation shall be used to blend the structure with the surrounding landscape and soften the impact of development.
b. Ground cover, shrubs and trees should be used to mitigate visual impacts of development.”

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 to discuss or schedule an appointment.

Sincerely,



Joanna Wilk
Senior Planner