

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



July 8, 2022

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

Amanda Musy-Verdel

Hanna & Brunetti

7651 Egleberry Street

Gilroy, CA 95020

amanda@hannabrunetti.com

FILE NUMBER: PLN22-105

SUBJECT: Nam Kim Design Review and Grading Approval

SITE LOCATION: 0 McKean Road, San Jose (APN:708-36-023)

DATE RECEIVED: June 6, 2022

Dear Ms. Musy-Verdel:

The application you submitted for Design Review and Grading Approval for a proposed new residence located at 0 McKean Road, San Jose (APN 708-36-022) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the project manager/planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

Prior to a resubmittal, please schedule an appointment to discuss any comments regarding the project if needed.

PLANNING OFFICE

Contact Robert Salisbury at (408) 299-5785 or robert.salisbury@pln.sccgov.org

regarding the following comments:

1. The submitted Grading and Drainage Plans and the Architectural Plans show the old, incorrect APN. Please revise the plans to show the correct APN (708-36-022) for the subject parcel (Parcel B). In addition, the Architectural Plans mis-state the size of the subject parcel. Please revise the plans to show the current lot size of 8 acres.
2. The Architectural Plans do not include the required FAR diagram. Please revise the plans to include the FAR diagram so the stated FAR to be verified.
3. The index for the Architectural Plans lists multiple sheets that were not submitted (Sheets L.1 and L.2) and lists civil sheets with different numbering than the submitted Grading and Drainage Plans. Please revise the plans sets such that they are consistent.
4. Please specify if landscaping is proposed as a component of this project. If not, please note on the site plan that no landscaping is proposed as part of the project.
5. Please provide a visual simulation such that the potential visibility of the proposed residence can be evaluated.
6. The proposed project parcel has the possibility of containing unrecorded archaeological site(s). An archeological study/report by a qualified professional archaeologist is recommended to identify any cultural resources. Field study may include, but is not limited to pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

HABITAT PLAN

Contact Xue Ling at (408) 299-5716 or xue.ling@pln.sccgov.org regarding the following comments:

7. The submitted Habitat Plan Coverage Screening Form identifies an address and APN different from the address and APN for the subject parcel. Please revise and resubmit a corrected coverage screening form.

LAND DEVELOPMENT ENGINEERING (LDE)

Contact Eric Gonzales at (408) 299-5716 or eric.gonzales@pln.sccgov.org regarding the following comments:

Incomplete Comments:

8. Cloud the yard grading cut on the plans. Was any yard quantity approved previously?
9. The earthwork table shall also include the total new quantities for each feature, not just the deltas and total quantity.
10. Since this is revised planning submittal to include PARCEL B driveway grading, you are subject to widening requirements by FMO and/or CalFire for the private roads leading to the development. Demonstrate compliance of the access roads.

11. The proposed development may impact drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items:
 - a. The site can be adequately drained;
 - b. The proposed development will not cause problems to the nearby properties;
 - c. The proposed development is not subject to significant damage from the one percent flood; and
 - d. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Issues of Concern:

12. Provide evidence that drainage calculations took into consideration all of the Parcel B driveway improvements. If it is not part of the previously approved drainage calculations, provide revised drainage calculations as part of the future plan check review.

FIRE MARSHALL'S OFFICE (FMO)

Contact Alex Goff at (408) 299-5716 or alex.goff@sccfd.org regarding the following comments:

NOTE: Parcel is located within the State Response Area (SRA) and will be reviewed for compliance with PRC-4290 and with CFMO-A1. Where PRC-4290 and CFMO-A1 requirements differ, the stricter standard shall be met.

13. Online maps appear to show the access to this property is taken off Walton Ln. The address would need to be a Walton Ln. address if this is a named street. This would be addressed at the Building Permit submittal.
14. Access roads (portions of roads serving 3 or more parcels) are to have a drivable width of 18 ft. and 2-3 ft. shoulders per CFMO-A1. Timothy Ln. and Walton Ln. appear to be access roads, but the width is unknown. Clarify the width of the access roads. Please be aware that PRC-4290 requires a 20 ft. drivable width for access roads.
15. Plans are to show a fire hydrant within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.
16. Fire hydrant(s) must be listed as (N) new or (E) existing and standard or wharf. Please be aware that the wharf hydrant would need to be shown meeting CFMO-W4 location requirements if a wharf hydrant is proposed as part of the project.
17. Sheet 3 of 7 shows two (E) 2,500-gallon water tanks. It is not known what these tanks serve, however the sizing doesn't meet tank size requirements (CFMO-W1 and CFMO-W4). Plans must be revised to state the size and function of water tanks; above ground water tanks

meeting CFMO-W1 and W4 are required and must be shown on the plans if a wharf hydrant is proposed.

18. Ensure fire department turnaround is kept clear at all times. Sheet 5 of 7 appears to show items in the turnarounds.

DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)

Contact Darrin Lee at (408) 299-5716 or darren.lee@cfed.org regarding the following comments:

19. Overlay an onsite wastewater treatment system (OWTS) design onto the grading and drainage plan; submit to the Department of Environmental Health for review. The OWTS design shall be sufficiently sized to accommodate the proposed development. Include all soil profile and percolation test hole locations. Provide soil profile and percolation test results, including failed percolation test result, if applicable. Show/ provide distances from the nearest rock outcroppings (area) to the proposed dispersal field and show/ provide distances from the nearest drainage outflow (approximate elevation between topographical lines 448 ft. and 446 ft.).
20. Submit a will serve letter from the local domestic water company/provider.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within 180 days, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Subdivision application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact (408) 299-5785 / robert.salisbury@pln.sccgov.org.

Sincerely,

DocuSigned by:

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Robert Salisbury
Senior Planner

cc:

Darrell Wong, LDE

Alex Goff, FMO

Darrin Lee, DEH