

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



August 31, 2022

Mike Moinee
15560 Lori Anne Lane
San Jose, CA 95127

ma.moinee@gmail.com

BY EMAIL ONLY

FILE NUMBER: PLN22-136
SUBJECT: Building Site Approval, Design Review, and Grading Approval for a new single-family residence and one ADU, with associated driveways and turnarounds. Building Site Approval, Grading Approval, and Design Review Administrative Approval - Tier 1 (DRX) for a new 3-story 2,728 SF Single Family Residence and 3-car tandem garage, and a new 1,198 SF ADU (4,683 SF of building floor area). Grading includes the installation of three-tiered retaining walls along the rear of the property.
SITE LOCATION: 15560 Lori Anne Lane, San Jose (APN: 612-13-018)

Dear Mr. Moinee:

The application Building Site Approval, Design Review, and Grading Approval is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are to be made electronically with Rebecca Rockom as the assigned planner and must include all the 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 REBECCA ROCKOM TO SCHEDULE AN APPOINTMENT.

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

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or rebecca.rockom@pln.sccgov.org regarding the following comments:

1. To verify the legal status of the parcel, provide both the deed that was in effect on June 25th, 1969, and the deed showing the first transfer of the title after June 25th, 1969.
2. Height in RR-d1 is limited to 35' and 2 stories – this application proposes a daylight basement with an ADU. The rear elevation as shown from grade to top of ridge is 36' 5". Please provide an average height of the structure as calculated by the zoning ordinance states in [§1.30.030](#):
“On sloping lots or lots with irregular topography, height shall be measured vertically upward from a hypothetical surface representing the final grade as projected through the structure site (see Figure 1.30-4b for measurement details).”
3. Property is located within a -d (Design Review) district, therefore any trees over 12 inches in diameter, measured at 4.5' above ground level, will require a tree removal permit (which may require replacement trees as a condition of approval). The site plans indicated the size and number of the trees to be removed, please add the type/species of each tree to be removed to the table. The replanting ratio is based on size and species.
4. The riparian setbacks for development (including all grading and retaining walls) within the Habitat Plan are 35 feet from the top of bank. Site plans show that the minimum setback from top of bank to the first tiered retaining wall is 13 feet, 8 inches. Applicant must apply for the Habitat Plan coverage to be eligible for an exemption under Condition 11. Please see HCP Comments in the Policy Letter for more details.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

5. Fire sprinklers to be listed as a deferred submittal.
6. Plans to clearly show width of Lori Anne Lane. Per CFMO-A1, access roads (portions of roads serving 3 or more parcels) are to have a minimum drivable width of 18 ft. and 2-3ft. shoulders.
7. Plans are to show a fire department turnaround meeting CFMO-SD16 as access to site is greater than 150 ft. in length.
8. Plans to show a standard fire hydrant located within 600 ft. path of travel to all portions of structure.
 - a) Distance has been increased from 400 ft. due to fire sprinkler requirement.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

9. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.

10. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
11. Please show the proposed contours for the grading of the project. The current plans only show the existing contours.
12. Please demonstrate that the access road Lori Anne Lane from the end of the public-maintained Mount Hamilton Road to the driveway shown on the plan conforms to County Standard Detail SD2 terminating in a cul-de-sac with a 32' radius. If the access road does not conform to County Standard Detail SD2, submit a proposal to build a pro rata portion of Lori Anne Lane based upon the fully developed use of the road. Provide a road study, or other documentation, justifying the proposal. For additional information refer to the County of Santa Clara Standards and Policies Manual – Volume I, Land Development (Private Road Stage Improvements, page A6.1). A copy of the manual is available on-line at:
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
13. Please include a driveway approach per SD4 that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.
14. Based upon County policy, a right-of-way dedication of 42 feet measured from the center of cul-de-sac would be required with this development. It appears that the proposed house will/may encroach on the proposed right-of-way/setback. Please review with Planning Department Staff regarding setback requirements.
15. Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance. In the plans, note the recorded document information for all easements.
16. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
17. Please provide a cross section of the grading, including the proposed wall around the stairs at the front of the property, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance.

GEOLOGY

Contact Jim Baker at (408) 299-5774 or Jim.Baker@pln.sccgov.org regarding the following comments:

18. Submit a geologic report that includes an evaluation of the potential for surface fault rupture to occur at the site which is located within a County Fault Rupture Hazard Zone. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

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 application has been charged a minimum fee for Design Review, Building Site Approval, and Grading Approval, 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) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,



Rebecca Rockom
Assistant Planner