

County of Santa Clara

Department of Planning and Development
Planning Office

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****Via Email Only****

September 23, 2022

Cody Drummond

Via email at cd3311@gmail.com

FILE NUMBER: PLN22-154
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: Oak Glen Avenue, Morgan Hill, CA 95037, APN: 764-04-007
DATE RECEIVED: August 25, 2022

Dear Mr. Cody Drummond,

Staff has reviewed the application, submitted on August 25, 2022, and would like to provide staff's assessment of the proposed design with respect to Grading Findings, and County General Plan.

The information in this section is/are not incomplete item(s) and are not required to deem the application complete for processing. The information in this section is informational only and can be discussed further if desired with County Staff.

Grading

1. Grading Approval may be granted if all the findings can be made pursuant to the County Ordinance Code C12-433. As currently proposed, Staff has difficulty making the finding pursuant to the County Ordinance Code Section C12-433 (a) and (f). Code reference language provided below.

The County Ordinance Code Section C12-433 (a) requires that the amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The County Ordinance Code Section C12-433 (f) requires that Grading conforms with any applicable general plan or specific plan policies, and the County General Plan (R-GD 22) indicates that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be: a) appropriate, justifiable, and reasonably necessary for the establishment of an allowable use, b) the minimum necessary given the various site characteristics, constraints, and potential environmental impacts that may be involved, and

Building Site Approval and Grading Approval (oak glen Avenue, Morgan Hill)

c) that which causes minimum disturbance to the natural environment, slopes, and other natural features of the land.

It appears that the majority of cut happens behind the house in the area named “Lower Rec Area” on the site plan, where no development is proposed. Staff recommends eliminate the extra amount of cut which are beyond the building footprint to decrease the excessive grading.

For questions regarding this letter, please call me at (408) 299-5783 or schedule an appointment.

Sincerely,



Parya Seif
Associate Planner

cc:
Samuel Gutierrez, Principal Planner