

RESPONSE LETTER

April 3rd, 2023

To: Charu Ahluwalia, Senior Planner

County of Santa Clara, 70 West Hedding Street San Jose Ca 95110. Tel: 408-299-5740

FILE NUMBER: PLN22-172

SUBJECT: Two-lot Subdivision

SITE LOCATION: 4500 Alum Rock Avenue, San Jose

Re: Responses to Incomplete Letter Dated October 5th, 2022

Dear Charu,

Please see responses that are in blue for each item on the Incomplete Letter.

PLANNING

1. The property is subject to General Plan of the City of San Jose. Therefore, a general plan conformance/contiguity statement signed by the City of San Jose is required. Submit a current form with the City of San Jose Planning Department's determination.
[DONE. File for resubmittal: General-State -2](#)
2. Per County Ordinance C12-20, titled Form and content of tentative maps, provide the following information on the tentative map, including but not limited to:
 - a. The proposed subdivision name or other designation.
 - b. Approximate dimensions of all lots.
 - c. Width of the adjacent street (Alum Rock Avenue).(See comment no. 11 below as well).
[DONE. Information provided on Tentative map.](#)
[File for Resubmittal: Plans-Tentative -2.](#)
3. Ownership and maintenance responsibilities for Alum Rock Avenue are with Caltrans. The application has been referred to Caltrans for review. A right-of-way dedication measured perpendicularly from Alum Rock Avenue centerline may be required based on comments by Caltrans.

[Charu is following up with Caltrans to see if there are any issues.](#)
4. Revise Tentative Map to show existing building setbacks from all property lines, including front, side, and rear property lines, road rights-of-ways, and any access easement.

Per "setback" and "rights-of-way" definition in §1.30.030 of the County Zoning Ordinance, setbacks are also taken from the edge of any rights-of-way (also includes any ingress-egress easement that provides the right to pass over one property to access another) that abuts or passes through the subject lot.

DONE. Easements shown on Tentative map and site plan.

Files for Resubmittal: Plans-Tentative -2, Plans -1

5. Remove setbacks shown on proposed Parcel 2 from the Tentative Map. This information shall be identified on Development Feasibility Site Plan only.

DONE. Site Plan File for Resubmittal: Plans -1

6. Provide a Development Feasibility Site Plan to demonstrate that each proposed lot area would be sufficient for a residence, parking, and setbacks required by the County Zoning Ordinance. The Development Feasibility Site Plan shall also identify all existing structures to remain/to be modified, proposed site improvements and utilities for Parcel 1 and Parcel 2.

DONE. Site Plan File for Resubmittal: Plans -1

7. Provide proof of permits for the existing residence, or proof that it was constructed prior to 1947. No permits for the residence were found on file.

DONE. File for Resubmittal: Permit Record -1

8. Provide rebuild calculations for the existing residence on proposed Lot 1 resulting from the requirements stated above in comments 3 and 4. Please reference the [Rebuild Ordinance](#) and the related [worksheet](#) for providing the calculations. If the rebuild points exceed 55, the project will be classified as a “rebuild” and the setback encroachment on the southern side of property will need to be demolished.

DONE. File for Resubmittal: Rebuild_Spreadsheet -2.

9. Revise plans to show driveway requirements per Fire Division’s comments.

DONE. Site Plan File for Resubmittal: Plans -1

10. Revise the energy conservation plan per Section C12-173.2. (e) and (f) of the County Ordinance to include shading pattern cast by all remaining and proposed vegetation exceeding, or capable of exceeding, ten feet in height and all structures **on December 21 from 9:00 a.m. to 3:00 p.m. Pacific Standard Time**. This requirement shall apply to structures and proposed or existing vegetation located within 150 feet and within 45 degrees of due south from any proposed south wall or south roof area. In addition, energy conservation plans shall indicate the approximate location and type of all trees, or groups of trees, exceeding, or capable of exceeding, ten feet in height that are located within 100 feet of a proposed structure

DONE. File for Resubmittal: Plans-EnergyConservation -2

LAND DEVELOPEMENT AND ENGINEERING

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

11. The Tentative Map shall be prepared by a registered civil engineer or licensed land surveyor, and shall contain the following information:

- a. Approximate dimensions of all lots.

[Lot dimensions shown on Tentative and Site plans.](#)

[Files for Resubmittal: Plans-Tentative -2, Plans -1](#)

- b. Provide accurate topographic information to show exact center line of watercourse, top of low and high banks, direction of flow and existing obstructions within and adjacent to the watercourse. Where a watercourse lies outside of a parcel, but the top of bank lies within 25 feet of the property line, show exact location of the top of bank relative to property line.

[Proposed improvements shown on grading and drainage plans.](#)

[File for Resubmittal: Plans-Grading&Drainage -2.](#)

- c. Statement of the dedications and improvements proposed to be made or installed.

[Proposed improvements and dedications shown on plans.](#)

[File for Resubmittal: Plans-Grading&Drainage -2](#)

12. Provide a table of the estimated earthwork quantities per C12-424(g).

[DONE. Earthworks quantities provided.](#)

[File for Resubmittal: Plans-Grading&Drainage -2](#)

13. Show location of the proposed utilities including the water and electricity serving the two parcels, identifying whether they are existing or proposed.

[DONE. Site Plan File for Resubmittal: Plans -1](#)

14. The proposed development impacts drainage flows, thereby possibly not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a 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 drainage collected from the previous paver subdrain system is adequately removed and discharged from the site.

[DONE. Drainage arrow directions and grades provided.](#)

[File for Resubmittal: Plans-Grading&Drainage -2](#)

15. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a 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.

[DONE. File for Resubmittal: Prelim Title Rpt -2](#)

16. Revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater.

[DONE. Site Plan File for Resubmittal: Plans -1](#)

17. Based upon County policy, an easement dedication encompassing the entirety of the improvements to support the 12' drivable surface for the driveway and turnaround access would be required with this development. It appears that the proposed house will/may encroach on the improvements required to support the access. Please review with Planning Department Staff regarding setback requirements.

[DONE. Site Plan File for Resubmittal: Plans -1](#)

FIRE DIVISION

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

18. Driveway is to be a minimum drivable width of 12 feet excluding 3 feet shoulder per CFMO-A1. Plans are to clearly depict this as the shoulder isn't shown and portions of driveway appear to be less than 12 feet drivable.

[DONE. Site Plan File for Resubmittal: Plans -1](#)

19. Fire department turnaround to have an 18 feet wide entrance for a length of 30 feet.

[DONE. Site Plan File for Resubmittal: Plans -1](#)

20. Clarify on plans that driveway will be made of an "all weather" material capable of holding 75,000 pounds.

[A Note has been added on Tentative and grading plans: Plans-Tentative -2, Plans-Grading&Drainage -2](#)

21. Clarify if existing fire hydrant is a standard fire hydrant or a wharf hydrant. Plans currently don't state standard type of hydrant and reference a "Fire" hydrant.

[DONE. It is a standard fire hydrant.](#)

22. Access at entrance to proposed driveway along Alum Rock Avenue appears to be used for parking. Plans are to clarify how the area near the driveway will be kept clear to allow fire apparatus to make a turn onto the property traveling from the south and making a right hand turn onto the property.

[DONE. Add signage indicating "No Parking" on Site Plan, Plans -1.](#)