

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



May 4, 2023

****Sent via email ****

Lien Ly
3309 Pinkerton Ct.
San Jose, CA 95148
Email: lienly88@hotmail.com

FILE NUMBER: PLN22-172
SUBJECT: Two-lot Subdivision
SITE LOCATION: 4500 Alum Rock Avenue, San Jose (APN: 601-12-102)
DATE RECETVED: 4/5/2023

Dear Lien Ly:

Your application for Subdivision is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Please note that the Department is only accepting electronic submittals. Please refer to procedures for planning resubmittal, available on the County website at:
<https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5740 TO SCHEDULE AN APPOINTMENT.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a *written response* letter addressing each incomplete comment.

PLANNING

Contact Charu Ahluwalia at (408) 299-5740 or charu.ahluwalia@pln.sccgov.org for information regarding the following items.

Tentative Map

1. 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. Width of the adjacent street (Alum Rock Avenue).
 - b. Provide the owner's signature on the Tentative Map
(See comment no. 10 below as well).
2. Label gross and net lot size for each lot on the tentative map. Lots smaller than one gross acre are measured in square feet.
 3. The Tentative Map does not indicate existing building setbacks from all property lines. 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.

4. Remove concrete and other material hatch from the Tentative Map for legibility. This information may be provided on the Development Feasibility Site Plan.
5. Revise plans to show driveway requirements per County Fire Marshal's Office and Land Development and Engineering comments. (See comment no. 13, 14 and 15 below).

Development Feasibility Site Plan

6. Revise the Development Feasibility Site Plan to demonstrate that each proposed lot area would be sufficient to meet parking required by the County Zoning Ordinance.

Energy Conservation Plan

7. Indicate property boundary on the Energy Conservation Plan. The Energy Conservation Plan must include shading pattern for 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. Revise the plan to include this information.

Other Comments

8. The Tentative Map and Development Feasibility Site Plan must be consistent. Proposed driveway width in the map/plan do not match. (See comment no. 14 and 16 below as well).
9. Ownership and maintenance responsibilities for Alum Rock Avenue are with Caltrans. The application has been referred to Caltrans for review and any comments received would be shared with the Applicant. A right-of-way dedication measured perpendicularly from Alum Rock Avenue centerline may be required based on comments by Caltrans.

LAND DEVELOPMENT AND ENGINEERING

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

10. The Tentative Map shall be prepared by a registered civil engineer or licensed land surveyor, and shall contain the following information:
 - a. Provide the owner's signature on the Tentative Map per C12-20(b)(3).
 - b. Statement of the dedications and improvements proposed to be made or installed.
11. Show the connection of the water meter for the new rear parcel to the water main in the street. The plans currently only show a connection from the proposed house to a new meter with no connection to the water main.
12. The proposed electrical service serving the rear lot is indicated to be installed overhead. This is not allowed, and the electrical service must be shown to be installed underground. This shall be reflected on the plans.
13. The widened entrance to the turnaround should generally gradually taper back to the 12 feet driveway width to incorporate prudent engineering design. Consider a taper of some length per your engineer's recommendations. The ingress & egress easement shall encompass this widened entrance and taper.
14. Please 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. The minimum drivable width is twelve feet. The section shown on C2.1 currently indicates a ten-foot-wide driveway for one section and a 13'6" driveway is shown on the section shown on the Site Plan with the plans showing between a fourteen- and twelve-foot-wide drivable surface in some areas with a lesser width in other areas. The plans should be corrected to be consistent and compliant with the twelve-foot or wider drivable surface requirement. The easement should likely include utilities, but in the legend, it only calls for an ingress/egress easement, but no utilities. The map/plans must be consistent for clarity.

FIRE DIVISION

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

15. The driveway is to be a minimum of 12 feet drivable width excluding any shoulders per CFMO-A1. The plans appear to show 12 feet sections but it's not clear if this is the drivable width or if this is including shoulders. The plans are to clearly show the drivable width and any shoulders as separate width's to ensure the access requirement is being met.
16. Ensure all plans are consistent. Some plans appear to show different driveway widths and one map is calling the turnaround an easement.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application type(s). "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. As of the date of this letter, approximately 40% of the fees paid have been exhausted.

If you have any additional questions regarding this application or would like to clarify Planning's incomplete comments, please call me at (408) 299-5740 or schedule an appointment to do so.

Sincerely,

Charu Ahluwalia

Charu Ahluwalia
Senior Planner

cc: Darrell Wong, LDE
Alex Goff, Fire Marshal
Rob Salisbury, Principal Planner