

County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San José, CA 95110

Phone: (408) 299-5700

Website: plandev.santaclaracounty.gov



STAFF REPORT
Zoning Administration
November 10, 2025

Item #3

Staff Contact: Reva Kakaria
(408) 299-5792, reva.kakaria@pln.sccgov.org

File: PLN22-172 Tentative Parcel Map for a Two-Lot Subdivision

Summary: Tentative Parcel Map to resubdivide two legal underlying lots totaling 16,502 square feet into two lots of 8,250 and 8,252 square feet. Associated grading quantities consist of 111 cubic yards of cut, and 111 cubic yards of fill.

Owner: Duong P. Ly, Lien Ngoc Ly, Simon Nguyen

GP Designation: USA – City of San José

Applicant: Lien Ly

Zoning: R1

Address: 4500 Alum Rock Avenue, San Jose

APN: 601-12-102

Present Land Use: Single-Family Residence

Lot Size: 16,502 square feet

Supervisory District: 2

HCP: Permit Area 4

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, pursuant to Section 15315 of the CEQA Guidelines, Attachment A; and,
- B. Grant the Tentative Parcel Map Approval, subject to the Conditions of Approval in Attachment B.

ATTACHMENTS INCLUDED

- Attachment A – Proposed CEQA Determination
- Attachment B – Proposed Conditions of Approval
- Attachment C – Location & Vicinity Map
- Attachment D – Tentative Parcel Map
- Attachment E – Energy Conservation Plan
- Attachment F – General Plan Conformance and Contiguity/Annexation Statement Form
- Attachment G – Proposed Development Plan

PROJECT DESCRIPTION

The project consists of the subdivision (resubdivision) of two existing legal lots, which underlie the existing single parcel under APN 601-12-102, into two lots of a new configuration. The two existing lots consist of one approximately 13,750 square foot lot fronting Alum Rock Avenue, and one approximately 2,750 square foot lot located to the rear of the larger parcel. The smaller lot has no legal access to any right-of-way.

The Tentative Parcel Map proposes to create one 8,250 square foot lot fronting onto Alum Rock Avenue, and one 8,252 square foot lot that would be granted a ‘flagpole’ easement to access Alum Rock Avenue. Associated grading to create a new turnaround and driveway improvements consists of 111 cubic yards of cut and 111 cubic yards of fill. The property has an existing 1,312 square foot single-family residence constructed in 1950 that will be remodeled as part of the subdivision, as well as a 708 square foot accessory structure that will be demolished. A new two-story house with an attached garage is proposed on the rear parcel, and new covered parking is proposed on the front parcel as a detached carport. No protected trees would be removed as a result of the Parcel Map.

Setting/Location Information

The subject site is located in the Alum Rock area of unincorporated Santa Clara County, approximately 0.14 miles northeast of the City of San José limits. The property takes access from Alum Rock Avenue, a Caltrans-maintained road. It was created through the “Map of Boulevard Tract, being Lots 3 and 4 of the Montgomery & Rea Subdivision in the Pala Rancho.” The surrounding neighborhood consists of single-family residences (Attachment C – Location & Vicinity Map). The property is located within the Urban Service Area (USA) of the City of San José.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption under the provisions of Section 15315 (Minor Land Divisions) for the division of property in urbanized areas zoned for residential use.

B. Project/Proposal

The project consists of a Tentative Parcel Map approval to resubdivide two (2) existing lots into two (2) new lots.

C. Subdivision Ordinance

This subdivision application has been reviewed in accordance with the Subdivisions and Land Development Ordinance Section C12-122 of the County of Santa Clara Ordinance Code, and the State Subdivision Map Act. Pursuant to these standards, the Zoning Administration Hearing Officer shall deny approval of a tentative or final parcel map if any of the following seven (7) findings can be made. In the following discussion, the scope of review criteria is **bold**, and an explanation of how the project does or does not meet the required standard follows in plain text below.

1. That the proposed map is not consistent with applicable general and specific plans.

The proposed subdivision map would result in the division of an existing 16,502 square foot site into two lots of 8,250 and 8,252 square feet, respectively. The intended future use of both lots is single-family residential.

According to Section 5.20.060 of the County's Zoning Ordinance, "*On property located within a city's urban service area, city general plan conformance shall be required of uses permitted by the following permitting procedures: subdivision...*". The subject property is located within the Urban Service Area (USA) of the City of San José. For this reason, the property is subject to the land use policies of the City of San José's General Plan. As the property is located more than 300 ft. from the city limits of San José, it is not eligible for annexation.

The property has a land use designation of Residential Neighborhood (RN) in the San José General Plan. The intent of this designation is to preserve the character of existing established single-family residential neighborhoods and limit new development to infill projects that conform to existing neighborhood character.

The RN land use designation allows for a maximum of eight (8) dwelling units per acre. Per the General Plan Conformance and Contiguity/Annexation Statement (Attachment F) provided by the City of San José, the City determined that the proposed subdivision map is consistent with the City's general plan.

The property is zoned R1, or One-Family Residence, under the County's Zoning Ordinance. The required minimum lot size in the R1 district is 5,000 square feet. The proposed subdivision map is consistent with this requirement.

The proposed subdivision map is consistent with the requirements of the County's Solar Access for Subdivision Development Ordinance, commencing with Section C12-173. This ordinance requires that an energy conservation plan be submitted with the tentative subdivision map indicating how the project is designed to provide solar access for future solar energy systems. The energy conservation plan provided by the applicant (Attachment E) demonstrates adequate solar access for future buildings, and has demonstrated that the proposed subdivision is not detrimental to the solar access of any neighboring property.

The existing single-family residence on the lot nearer to Alum Rock Avenue is proposed to remain, and the footprint of the proposed future single-family residence on the rear lot has been shown on the submitted Development Plan (Attachment G) to demonstrate site feasibility. The proposed lot sizes are consistent with the City of San José General Plan and the County of Santa Clara Zoning Ordinance. There are no specific plans which pertain to the project.

As such, this finding cannot be made.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As discussed in Finding No. 1 above, the design of the subdivision is consistent with the City of San José General Plan, and as such, conforms to the County’s General Plan Policy U-LM 7. Additionally, modifications to the existing single-family residence are proposed such that the required setbacks for the R1 district will be maintained, and the building footprint of the proposed new residence is designed such that setbacks will be met.

The proposed subdivision is consistent with the lot design criteria in County Ordinance Section C12-21. Both lots have legal access to Alum Rock Avenue, and their side lines run at right angles to the street. Sufficient off-street parking is proposed for both lots (Attachment G). Neither lot exceeds a depth to width ratio of three-to-one.

As such, this finding cannot be made.

3. That the site is not physically suitable for the type of development.

The site is physically suitable for the development of single-family residences, as proposed by the applicant. The site is relatively flat, with an average slope of 1.4% according to County GIS. The site contains sufficient area for the creation of two (2) lots that meet the minimum required lot size of 5,000 square feet and the project has been designed such that required setbacks will be met. The site is not located within any geologic hazard zones.

Utilities to the proposed lots would be provided by San Jose Water, County Sanitation District No. 2-3, and Pacific Gas and Electric (PG&E). The Department of Environmental Health has reviewed the project and requires will-serve letters from the water and sanitary sewer providers prior to map recordation. The project has also been reviewed by the County Fire Marshal’s Office, and conditioned to require that the future residence require interior fire suppression sprinklers.

As such, this finding cannot be made.

4. That the site is not physically suitable for the proposed density of development.

Per the General Plan Conformance and Contiguity/Annexation Statement Form (Attachment E), the subject property is physically suitable for the proposed density of development. The property has a designation of Residential Neighborhood in the City of San José General Plan that allows for a maximum of 8 dwelling units/acre.

As such, this finding cannot be made.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located in an urban residential setting, with minimal native habitats. There are no riparian habitats or wildlife corridors on or adjacent to the site. The construction of subdivision improvements and future development will not impact any fish or wildlife. The site is located in Habitat Plan Area 4 – Urban Development Greater Than or Equal to 2 Acres Covered. There are no sensitive land covers, wildlife surveys, or plant surveys on the site; the land cover is Urban - Suburban. Therefore, as the proposed development and the site itself are less than two acres, the project is not covered by the Habitat Plan.

As such, this finding cannot be made.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

The proposed subdivision has been reviewed by the Department of Environmental Health, Land Development Engineering, the Fire Marshal's Office, the Planning Division, and Caltrans, and is conditioned to meet all public health and safety requirements. The construction and installation of access improvements would not create significant, long-term traffic, noise, or air quality impacts. The project will result in short-term impacts related to construction activities, however, due to their temporary nature, construction-related impacts would not cause serious or long-term public health problems.

As such, this finding cannot be made.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

After reviewing available maps on file with the County and documentation provided by the applicant, no existing easements were found on the property. Thus, the design of the subdivision and proposed improvements will not conflict with any existing easements on the property. Access to both parcels is from Alum Rock Avenue with Lot 2 having access to an easement across Lot 1 to access Alum Rock Avenue, a Caltrans-maintained road. Therefore, the proposed subdivision will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed subdivision.

As such, this finding cannot be made.

Staff Recommendation

In conclusion, based on the analysis described in the body of this report, staff recommends that the Zoning Administrator grant the Tentative Map Approval. As noted throughout the staff report, the proposed project meets all applicable development standards, guidelines, and General Plan policies for a subdivision and does not meet any of the findings that would necessitate denial of approval. Staff also recommends that the Zoning Administrator accept the staff determination that the proposed project is categorically exempt from CEQA review under Section 15315 of the CEQA Guidelines.

BACKGROUND

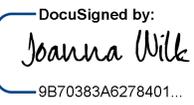
A Pre-Application for a two-lot subdivision was initially submitted by the applicant on August 22, 2018, and a pre-application letter was issued. A formal subdivision application was filed under PLN20-090. This application expired on September 16, 2021. A new Pre-Application was not required, and the applicant subsequently submitted a new formal subdivision application on September 14, 2022.

The application was deemed incomplete several times, with the first incomplete determination on October 5, 2022. Over the course of the review, staff determined that two legal lots already existed within the Assessor’s parcel. Staff informed the applicant of this, and that the applicant had the option of submitting for a Lot Line Adjustment. The applicant elected to continue with the subdivision application to ensure a thorough review of both lots for access, safety, and design.

The application was deemed complete on September 12, 2025. A public notice was mailed to all property owners within a 300-foot radius on Friday, October 31, 2025, and was also published in the Post Records on October 31, 2025¹. As of the writing of this report, no public comments were received for this application.

STAFF REPORT REVIEW

Prepared by: Reva Kakaria, Assistant Planner 
C4011747621C48A...

Reviewed by: Joanna Wilk, Principal Planner 
9B70383A6278401...

¹ San Jose Post Record; <https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1>
– Legal Notices October 31, 2025; <https://www.postrecord.news/LegalNotices/SJR-2025-10-31.pdf>

Attachment A

Proposed CEQA Determination

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER PLN22-172	APN(S) 601-12-102	 10/20/2025
PROJECT NAME Alum Rock Avenue Two-Lot Subdivision	APPLICATION TYPE Subdivision	
OWNER Duong P. Ly, Lien Ngoc Ly, and Simon Nguyen	APPLICANT Lien Ly	
PROJECT LOCATION 4500 Alum Rock Avenue, San Jose, 95127		
PROJECT DESCRIPTION Tentative Parcel Map to resubdivide two legal underlying lots totaling 16,502 square feet into two lots of 8,250 and 8,252 square feet. Associated grading quantities consist of 111 cubic yards of cut, and 111 cubic yards of fill. All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects that meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.		
CEQA (GUIDELINES) EXEMPTION SECTION Section 15315 (Minor Land Divisions) for division of a property in in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.		
COMMENTS The project will not create any significant environmental impacts as the project does not impact any watercourses or special status species. The property is located in an urbanized area zoned for residential use, and the project is in conformance with the General Plan and zoning; no variances or exceptions are required, and all services and access to local standards are available. The parcel was not involved in a division of a larger parcel within the previous 2 years and has an average slope of about 1.4%. As such, the project qualifies for Section 15315, Minor Land Divisions.		
APPROVED BY:		
Reva Kakaria, Assistant Planner	<u>Reva Kakaria</u> Signature	<u>10/20/2025</u> Date

Attachment B

Proposed Conditions of Approval

**TWO-LOT SUBDIVISION
PRELIMINARY CONDITIONS OF APPROVAL**

Date: November 10, 2025
Owner/Applicant: Duong P. Ly, Lien Ngoc Ly, Simon Nguyen / Lien Ly
Location: 4500 Alum Rock Avenue, San Jose, CA 95127 (APN: 601-12-102)
File Number: PLN22-172
CEQA: Categorically Exempt – Section 15315

Project Description: Tentative Parcel Map to resubdivide two legal underlying lots totaling 16,502 square feet into two lots of 8,250 and 8,252 square feet. Associated grading quantities consist of 111 cubic yards of cut, and 111 cubic yards of fill.

The project is not covered under the Santa Clara Valley Habitat Conservation Plan (HCP).

If you have any questions regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. They represent a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Reva Kakaria	(408) 299-5792	reva.kakaria@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299 5735	darrell.wong@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Fire Marshal’s Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. The parcel configuration shown on the tentative map, which was received by the Planning Office on August 13, 2025 and prepared by Humann Company Inc., is approved as submitted. All development and maintenance of the project site shall take place in substantial compliance with the approved plans. Any proposed changes to the project must be first submitted to the Planning Division of
2. the Department for review and approval prior to any work being done. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, or additional Planning review and a public hearing.
3. Permit Expiration: This approval by the Planning Office is valid for a period of thirty-six (36) months from the date of this approval. During this period, the conditions of approval and required improvements must be completed and the final parcel map recorded (County Ordinance Section C12-77). Failure to do so within thirty-six (36) months will result in

this approval becoming invalid and void, unless an “Extension of Time Application” is submitted to and granted by the Planning Office in advance of the expiration of this approval.

4. Existing zoning is R1 (One-Family Residence). Future development shall comply with all setbacks required by the County Zoning Ordinance at the time applications for development are submitted.
5. Two (2) off-street parking spaces are required on each new lot for a single-family residence, one (1) of which must be covered.
6. Associated grading consists of 111 cubic yards of cut and 11 cubic yards of fill with a maximum depth of 1 foot. Any increase in grading quantities, or modification to the grading design, is subject to further review.
7. All excess fills shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the civil plan.
8. In the event that archaeological resources or human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.
9. This approval is for the Tentative Parcel Map, a subdivision (resubdivision) of two (2) legal lots into two (2) lots of a new configuration. At the time of development of the residences on each lot, the property owner will be required to meet all County standards for construction and State laws.

Land Development Engineering

10. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
11. The improvements for the individual lots shall include all applicable requirements of the applicable Regional Board permit.

Department of Environmental Health

12. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO MAP RECORDATION

Planning

13. Prior to approval of map recordation, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

Land Development Engineering

14. Prepare and submit a Parcel for review and approval by the County Surveyor.
15. Lots 1 and 2 must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County Standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act.
16. The applicant shall request and obtain verification of the installation by the County Surveyor's office of all monuments required by the map and pay all applicable fees.
17. Indicate on the Final/Parcel Map all applicable easements affecting the parcel(s) with benefactors and recording information. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
 - a. Gas Company
 - b. Electric Company
 - c. Telephone Company
 - d. Water Company
 - e. Sewer Company

(Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

18. All applicable easements affecting the parcel with benefactors and recording information shall be shown on the Parcel Map.
19. Enter into a land development improvement agreement with the County for the Encroachment Permit. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206). Construct all improvements per the permitted plans prior to map recordation as an alternative.
20. Submit one copy of the signed and stamped geotechnical report for the project.

Environmental Health

21. Prior to map recordation, obtain and provide the following will serve letters from San Jose Water Company and County Sanitation District 2,3. These letters from the respective service providers shall state its intent and ability to provide services to the proposed development.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

22. Obtain a building permit to remodel the existing residence.
23. Obtain all required permits from Caltrans, including encroachment permit and transportation permit, or provide documentation from Caltrans that no permits are necessary.

Environmental Health

24. For each of the developing lots, prior to issuance of a development permit, obtain and provide a water will serve letter from San Jose Water Company and sanitary sewer will serve letter from County Sanitation District-2,3. The will serve letters shall state its intent and ability to provide service to the proposed development.

Fire Marshal's Office

Fire Protection Water

IMPORTANT: Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

25. FIRE-FLOW: The minimum fire-flow shall be 1,500 gpm at 20 psi.

NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings to meet Appendix B of the CFC.

- a. At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.
- b. If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
- c. Fire hydrant is to be located within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.
- d. Standard fire hydrant is to be a deferred submittal.

Fire Department Access

26. GENERAL REQUIREMENTS:

- a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- b. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

27. ACCESS ROADS (roads serving more than two lots) and DRIVEWAYS (roads serving no more than two lots) for fire department access shall comply with the following:

- a. Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
- c. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
- d. Grade: Maximum grade shall not exceed 15%.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Bridges: All bridges shall be capable of sustaining 75,000 pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
- h. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- i. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.

- j. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- k. Address: Numbered address to be easily recognizable from the street.

Miscellaneous

28. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION OF A DEVELOPMENT PERMIT

Land Development Engineering

- 29. The new lot line for parcels 1 and 2 must be surveyed and monumented by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. The work and map must conform to the California Subdivision Map Act and County Ordinances.
- 30. Construct the access, turnaround and utility improvements required for the individual lots. Construction staking is required and shall be the responsibility of the developer. Obtain an Encroachment Permit from County Roads and Airports as necessary.
- 31. Existing and set permanent survey monuments shall be verified by County Surveyor's Office prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor's Office.

Environmental Health

32. For each developing lot, prior to building final, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal's Office

33. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

NOTE: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of

fire sprinkler plans by this office.

Attachment C

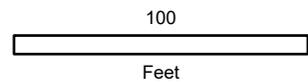
Location & Vicinity Map



60112102

Location and Vicinity Map

Record No. PLN22-172
APN 601-12-102
4500 Alum Rock Avenue, San Jose



Attachment D

Tentative Parcel Map

Attachment E

Energy Conservation Plan



ETHAN FLYER
Engineering Consultant
Serving Global Leaders of Design
California, United States
+1 (805) 304-4963
www.ethanflyer.com

Project Title

**ENERGY CONSERVATION
PLAN - SHADING PLAN**

Prepared for:

LIEN LY

4500 ALUM ROCK AVENUE, SAN JOSE, CA

APN 601-12-102

[APN 601-12-38]

[APN 601-12-39]

Submittal Description	Date
DRAFT 1	05/27/2025

Designed EF

Drawn EF

Approved EF

Date MAY 27, 2025

Submittal N/A

Scale 3/32" = 1'-0"

Sheet Title

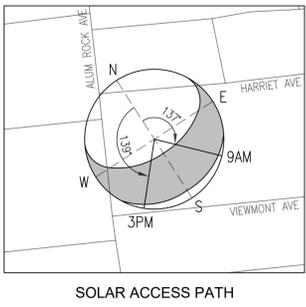
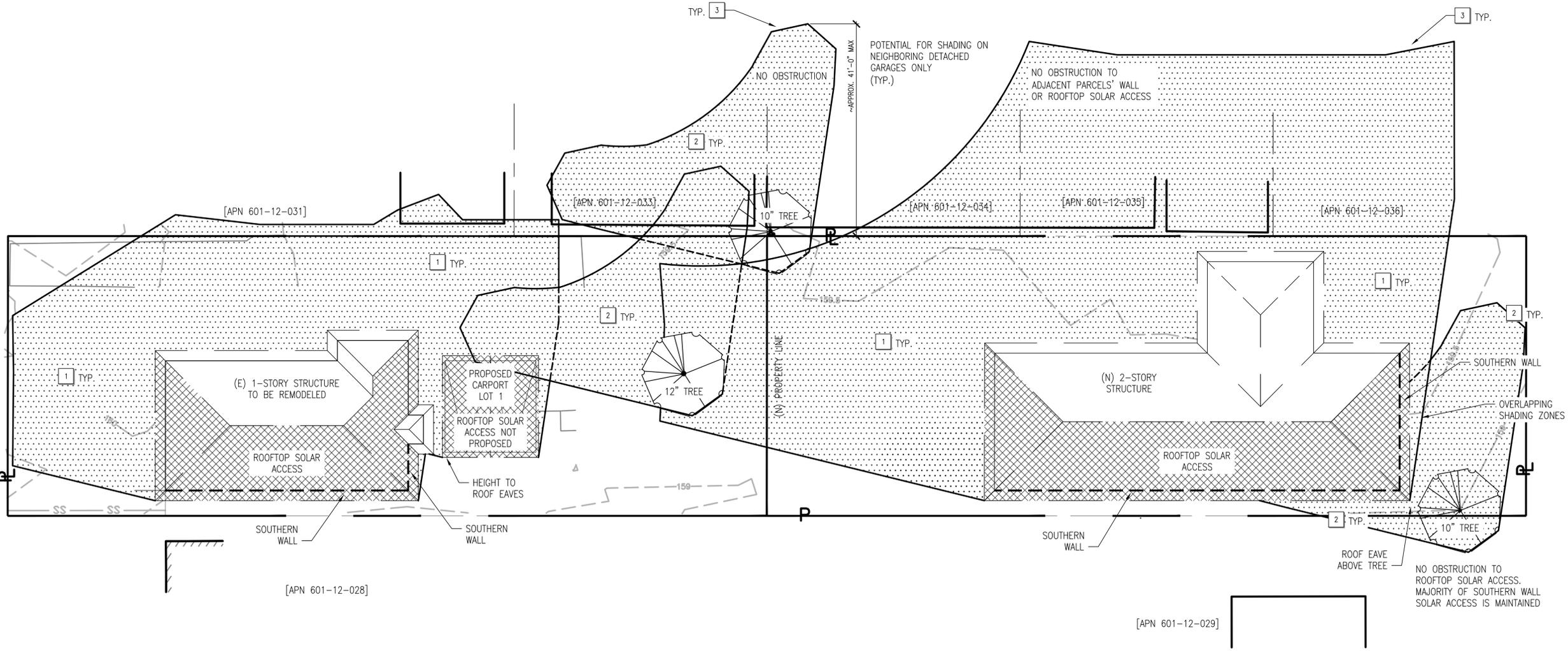
**COMPOSITE
SHADING
PLAN**

Sheet Number

1 of 1

GENERAL NOTES

1. THIS DIAGRAM IS CONCEPTUAL AND INTENDED FOR COMPLIANCE WITH SANTA CLARA COUNTY CODE §C12-173.2.
2. SHADING IMPACTS SHOWN ARE BASED ON DECEMBER 21, BETWEEN 9:00 AM AND 3:00 PM (WINTER SOLSTICE).
3. ALL TREES SHOWN ARE EXISTING, AND REPRESENT VEGETATION CAPABLE OF EXCEEDING 10 FT IN HEIGHT. NO NEW VEGETATION IS PROPOSED.
4. SHADOWS ARE PROJECTED FROM STRUCTURES AND TREES BASED ON MODELED SUN ANGLE DATA AND SIMPLIFIED GEOMETRY.
5. PASSIVE SOLAR DESIGN FEASIBILITY IS EVALUATED FOR SOUTH WALL & ROOF ACCESS ONLY.
6. DISTANCES AND LENGTHS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE SURVEY, TOPOGRAPHIC, AND SITE PLAN DATA.
7. BUILDING FOOTPRINTS REFLECT TENTATIVE MAP AND CONCEPTUAL LAYOUT AT TIME OF PLAN PREPARATION.
8. THIS SKETCH IS NOT A STAMPED ENGINEERING DRAWING AND IS FOR PLANNING REVIEW ONLY.



ELEVATION ASSUMPTIONS FOR MODELING

1-STORY STRUCTURE:
 ROOF EAVE & CARPORT @ 8'-0"
 MIDHEIGHT RIDGELINE @ 10'-0"
 HIGHEST RIDGELINE @ 12'-0"

2-STORY STRUCTURE:
 ROOF EAVE @ 18'-0"
 RIDGELINE @ 22'-0"

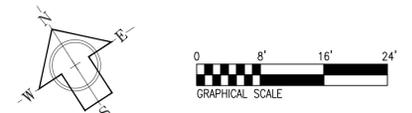
TREES:
 ALL TREES @ 10'-0"

KEYNOTES:

1. MODELED MAX. SHADING EXTENT CAST BY STRUCTURE (SEE ELEV. ASSUMPTIONS) ON DEC. 21. COMPOSITE SHADOW ZONE ILLUSTRATES RANGE OF 9A-3P.
2. MODELED MAX. SHADING EXTENT CAST BY TREE (SEE ELEV. ASSUMPTIONS) ON DEC. 21. COMPOSITE SHADOW ZONE ILLUSTRATES RANGE OF 9A-3P.
3. MAX. LENGTH OF SHADOWS PROJECTED RANGES FROM APPROX. 35' TO 41' PAST NORTHERN PROPERTY LINE.

POTENTIAL FOR SHADING IS ON NEIGHBORING DETACHED GARAGES ONLY, WHICH OCCUPY UP TO APPROX. 50' PAST PROPERTY LINE.

MAIN DWELLINGS ON ADJACENT PARCELS MAINTAIN UNOBSTRUCTED WALL & ROOFTOP SOLAR ACCESS.



Attachment F

General Plan Conformance and Contiguity/Annexation
Statement Form

SANTA CLARA COUNTY PLANNING OFFICE
70 W Hedding St., San Jose, CA 95110
(408) 299-5770 • www.sccplanning.org

GENERAL PLAN CONFORMANCE AND CONTIGUITY / ANNEXATION STATEMENT

This form must be completed by: (a) the property owner or project applicant, (b) the County Planning Office, and (c) the involved city before certain applications can be accepted for processing. Determination by the city is required for general plan conformance and/or annexation, as noted below. Application for development must be submitted within six (6) months of the date of the City Planning Department's determination, or a current form and determination will be required.

General Plan Conformance

Proposals for LOT LINE ADJUSTMENT, SUBDIVISION, USE PERMIT, or ZONE CHANGE on unincorporated county land within a city's urban service area must conform to the applicable use and density provisions of the city general plan. ARCHITECTURE AND SITE APPROVAL for multi-family residential development shall also be subject to city general plan conformance.

Not Applicable

Contiguity / Annexation

Applicants proposing ARCHITECTURE AND SITE APPROVAL, BUILDING PERMIT for a new residence, BUILDING SITE APPROVAL for a new residence, SUBDIVISION, USE PERMIT, or ZONE CHANGE on unincorporated land within a city's urban service area deemed "contiguous" to that city may be subject to city annexation. "Contiguous" means property is either: (a) abutting city boundary, (b) directly across the street from boundary, or (c) within 300 feet of boundary measured along a public road and within territory entirely surrounded by city(ies).

Not Applicable

§66412 of the Subdivision Map Act, §§ 5.20.060 and 5.20.070 of the County Zoning Ord., and § C1-52 of the County Ordinance Code.

STEP 1

TO BE COMPLETED BY OWNER OR APPLICANT

Applicant Information:

LIEN LY
NAME
3309 PINKERTON CT.
MAILING ADDRESS
SAN JOSE CA 95148
CITY STATE ZIP
408 886 8992
TELEPHONE #

Property Description:

4500 ALUM ROCK AVE.
STREET ADDRESS

APN LOT SIZE

Existing Use: Residential

Proposed Use (in detail):

subdivision of existing 16,052 sf. lot into two 8,250 sf. lots, within Urban Service area of San Jose.

APPLICANT SIGNATURE: _____

[Handwritten Signature]

DATE: _____

4/6/25

continued on reverse

STEP 2

TO BE COMPLETED BY COUNTY STAFF

General Plan Conformance

- Lot Line Adjustment
- Subdivision
- Use Permit
- Zone Change
- Architecture and Site Approval (Multi-family residential projects only)

Contiguity / Annexation

- Architecture and Site Approval
- Building Permit (additions, 2nd dwellings, currently valid time-limited site approvals excepted)
- Building Site Approval (additions & 2nd dwellings excepted)
- Subdivision
- Use Permit
- Zone Change

Involved City:

City of San José

Property is:

- Directly adjacent to city boundary or directly across street from city boundary.
- Within 300 ft. of city boundary, as measured along a public road (§ 5.20.070(A)(3)).

County Comments: Minor subdivision for one existing 16,052 sf. lot to be subdivided into two 8,250 sf. lots. Within Urban Service Area of San José.

Reva Kakaria, Assistant Planner 408-299-5792 5/31/24
NAME/TITLE Reva Kakaria TEL# DATE

STEP 3

TO BE COMPLETED BY CITY PLANNING DEPARTMENT

General Plan Conformance

- Conforms to city general plan land use and/or residential density policies (application may be filed).
- Does not conform to city general plan land use and/or residential density policies (application may not be filed).

Contiguity / Annexation

- City waives annexation at this time.
- City annexation is required prior to development. Application may not be filed with county.
- Project does not qualify for annexation due to location with respect to city boundary.

NOTE: Per the County Ordinance Code, cities are not authorized to impose conditions when issuing a determination on annexation or general plan conformance. If the city waives annexation and the project site remains unincorporated, county development standards and procedures (not city standards/procedures) will apply.

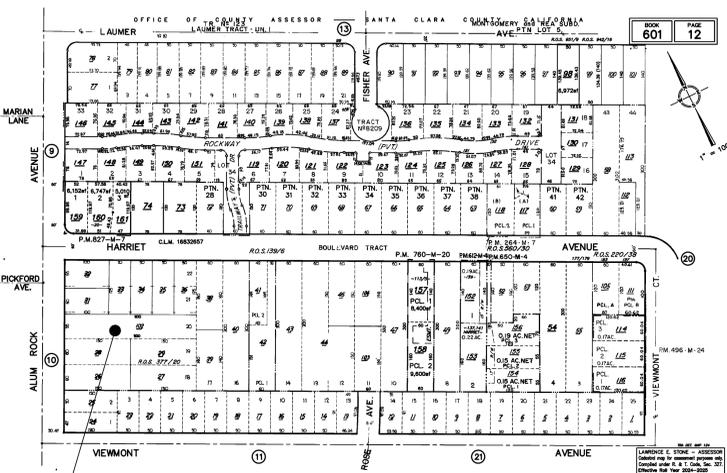
City Comments: Subdivision meets 8 DU/AC requirement of Residential Neighborhood General Plan land use designation. Property greater than 300 feet from city boundary. Not applicable for annexation at this time.

Cameron Gae, Planner II (408) 535-6807 4/30/25
NAME/TITLE Cameron Gae TEL# DATE

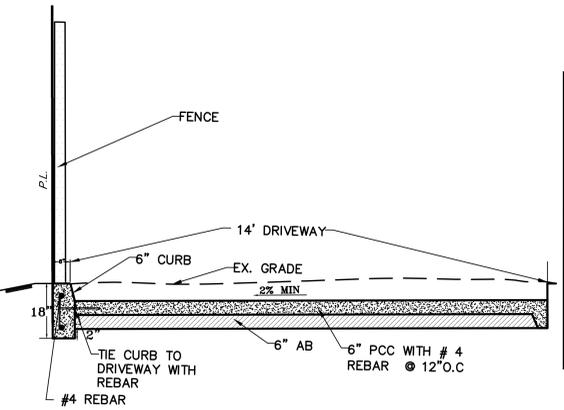
Attachment G

Proposed Development Plan

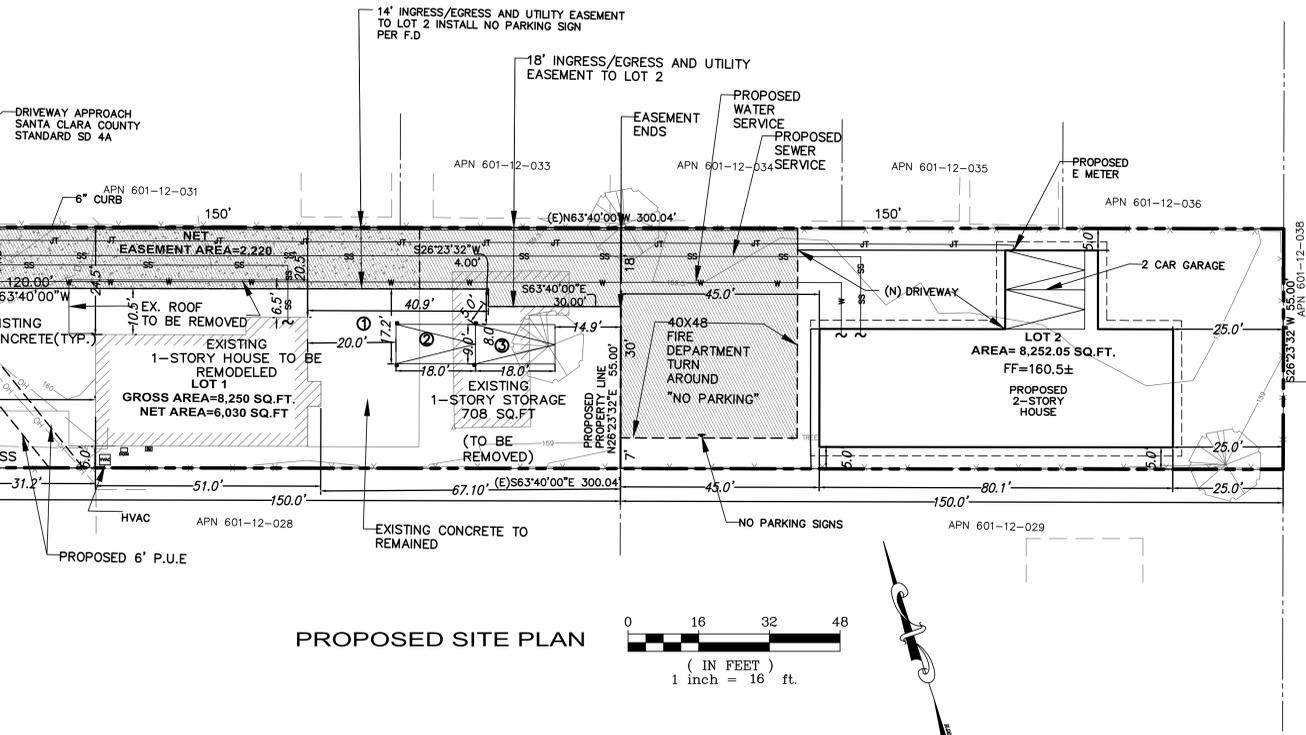
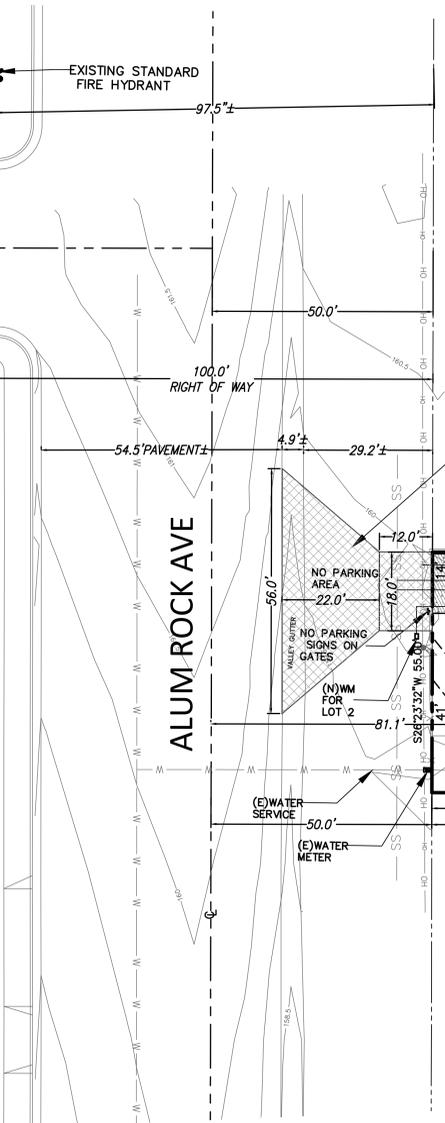
	SIZE(SQ.FT)	GRADING PERVIOUS @1' DEPTH (CU.YDS.)	GRADING IMPERVIOUS @1' DEPTH (CU.YDS.)
NEW TURNAROUND	2000 sqft		
NEW PORTION OF DRIVEWAY	1000 sqft		
TOTAL NEW	3000 sqft	111.111111	111.111111
EXISTING IMPERVIOUS TO BE REMOVED	1140 sqft		
NET IMPERVIOUS(NEW REMOVED)	1860 sqft		
GRADING REQUIRED IF > 150 CU.YDS.		NO	NO
DRAINAGE REQUIRED FOR IMPERVIOUS IF NET > 2000 SQ.FT.		YES	NO



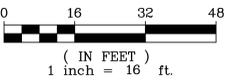
SECTION @ PROPOSED 14' INGRESS AND EGRESS /UTILITY EASEMENT



PICKFORD AVE



PROPOSED SITE PLAN



LAND USE TABLE

	LOT 1	LOT 2	ZONING DISTRICT STANDARD
SUBDIVISION LOT AREA	8,250 sqft	8,252.05 sqft	
FOOTPRINT AREA	1,297 sqft	2,539 sqft	
LOT COVERAGE	16%	31%	
NUMBER OF STORY	1	2	2
SET BACK			
FRONT SET BACK	31.16 ft	45 ft	25 ft
SIDE SETBACK	5 ft	5 ft	5 ft
REAR SET BACK	67.8 ft	25 ft	25 ft

LEGEND

	CONTOUR LINE
	(E)PROPERTY LINE
	(N)PROPERTY LINE
	FENCE
	SEWER LATERAL
	WATER SUPPLY
	GAS AND ELECTRIC
	INGRESS & EGRESS EASEMENT
	DRIVEWAY APPROACH SANTA CLARA COUNTY STANDARD SD 4A

EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR
 R/W :
 NO GRADING PROPOSED.
LOT 1:
 CUT 50 CU. YDS.
 FILL 50 CU. YDS.
LOT 2:
 CUT 50 CU. YDS.
 FILL 50 CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.

PROJECT INFORMATION :

APN: 601-12-102
 ADDRESS: 4500 ALUM ROCK AVENUE, SAN JOSE, CA
 EXISTING ZONING: R1
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL
 TOTAL AREA: 16,502.05± SF
 R.O.W.
 NET AREA
 NUMBER OF LOTS: 2
 NUMBER OF UNITS:
 PROPOSED DENSITY:
 LOT COVERAGE:
 FEMA FLOOD DESIGNATION:
 MAXIMUM BUILDING HEIGHT:
 FIRE PROTECTION DISTRICT: ES

LEGEND :

- ① DRIVEWAY EXISTING CONCRETE
- ② PROPOSED DRIVE THROUGH COVERED CARPORT SPACE 1 (GRAVEL TREATED)
- ③ PROPOSED OFF STREET PARKING SPACE 2 (GRAVEL TREATED)

CIVIL ENGINEER:
 HUMANN COMPANY INC.
 1021 BROWN AVE.
 LAFAYETTE, CA 94549
 CONTACT: IZZAT NASHASHIBI
 PH. (925) 283-5000



SIGNATURE: *Izzat S. Nashashibi*
 IZZAT S. NASHASHIBI R.C.E. 29528

OWNER AND DEVELOPER:
 LIEN LY
 3309 PINKERTON CT.
 SAN JOSE, CA 95148
 CONTACT - (408) 886-8992

REVISIONS

NO.	DATE	BY	REVISION
1	08/30/2025	KU	3RD RESUBMITAL
2	8/14/2025	RH	4TH RESUBMITAL

SCALE 1" = 16'

DEVELOPMENT PLAN
 APN-601-12-102
 SANTA CLARA COUNTY
 LIEN LY - 4500 ALUM ROCK AVENUE
 SAN JOSE CALIFORNIA

HUMANN COMPANY INC.
 ENGINEERING - SURVEYING
 1021 BROWN AVE. LAFAYETTE, CA 94549
 PH. (925) 283-5000 FAX (925) 283-5070

SHEET 1
 OF 1 SHEETS
 JOB NO. 25036