

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



****Via Email Only****

November 11, 2022

Silicon Valley Custom Homes
Via email at rachel@svcustomhomes.com

FILE NUMBER: PLN22-186
SUBJECT: Building Site Approval
SITE LOCATION: 13700 Sycamore Ave, San Martin, CA 95046, APN: 825-14-054
DATE RECEIVED: October 12, 2022

Dear Tai and Phuong Nguyen and Silicon Valley Custom Homes,

Staff has reviewed the application, submitted on October 12, 2022, and would like to provide staff's assessment of the proposed design with respect to the County Zoning Ordinance.

The information in this section 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.

1. Per the standards in Zoning Ordinance section [§4.10.015 \(D\)](#), a detached ADU can only be attached to garage or carport of up to 400 square feet in floor area, provided the dwelling portion of the building does not exceed the applicable maximum floor area for the detached accessory dwelling unit (1,200 square feet). It appears the current proposed ADU is attached to a 534 square feet garage. Staff recommends you revise the design of the attached to limit the size up to 400 square feet to comply with the requirements of the Zoning Ordinance section § 4.10.015 (D).

For questions regarding this letter, please email me at parya.seif@pln.sccgov.org to schedule an appointment.

Sincerely,

Parya Seif

Parya Seif, Associate Planner

cc: Samuel Gutierrez, Principal Planner