

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

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December 8, 2022

John R. Gildea
2149 Green Acres Lane
Morgan Hill, CA 95037

skipgildea@yahoo.com

BY EMAIL ONLY

FILE NUMBER: PLN22-201
SUBJECT: Architecture and Site Approval Small Project Exemption (ASX)
SITE LOCATION: 2149 Green Acres Lane, Morgan Hill (APN: 776-29-029)

Dear Mr. Gildea:

The application for Architecture and Site Approval Small Project Exemption (ASX) for a 2,500 square foot prefabricated metal storage building is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with Rebecca Rockom, the assigned project manager/planner, and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org regarding the following comments:

1. Although the application submission indicates that the building site does not impact any existing trees, the submitted plans are incomplete as they need to show the location of all existing trees greater than 37.7 inches in circumference (12 inches or more in diameter), or in the case of multi-trunk trees a total of 75.4 inches in circumference (24 inches or more in

diameter) measured at a height of 4.5 feet above ground level, on the parcel. Please include a table listing the type, size, and which of these trees are to remain or be removed.

Pursuant to ZO § 5.40.050(A)(5), projects may qualify for an administrative review and approval if proposal requires no tree removal (defined as a designated heritage tree or a tree with diameter of 12 inches or greater at 4.5 feet above the ground).

2. The submitted plan set is incomplete as the submitted floor plans are not scaled properly. The floor plans showing enlarged half-bath still do not scale properly and do not allow for proper floor area calculation. Please correct this error within a revised plan set by updating the floor plans and providing an updated or confirmation of the floor area calculation.

FIRE MARSHAL'S OFFICE

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

3. Plans to show/label fire department turnaround meeting CFMO-SD16 as driveway exceeds 150 ft. in length.
4. New driveway is to be made of an "all weather" material capable of holding 75,000 pounds. Plans are to have a note stating this will be met.
5. Plans are to show a standard fire hydrant within 400 ft. exterior path of travel to all portions of structure. Hydrant is to be shown as (N) or (E).

OR

If a water purveyor isn't available, plans are to show water tank/s and wharf hydrant meeting CFMO-W1, W4 and W5.

- a. Plans to show source of water for water tanks such as a well.
 - b. An example of water tank description would be (N)2-5,000 gallon above ground water tanks for wharf hydrant.
6. Property is located in the Wildland Urban Interface (WUI)- Very High and the State Response Area (SRA).
 - a. Defensible space to be maintained.
 - b. Structure to meet Chapter 7A of CBC.
 - c. Project to be reviewed by CAL FIRE for compliance of PRC-4290.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within **180 days**, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Architecture and Site Approval Small Project Exemption (ASX) application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific

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application types. "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.

If you have questions regarding the application, please contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Rockom".

Rebecca Rockom
Assistant Planner