

ODS ARCHITECTURE

5895 Doyle Street
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Date: November 13, 2023

Re: **Building Site Approval & Design Review Resubmittal**

Project: Hardie-Romero Residence
0 Clayton Road
San Jose, CA 95127

APN: 612-40-001

Zoning: HS-d1

Greetings,

Please find our responses to the incomplete letter dated January 4, 2023. All changes have been clouded and marked as Rev #1 in the drawing set. The attached files are referenced in quotes. Feel free to call with any questions or additional needs.

Lot Legality:

1. The County Counsel & Planning Manager determined that our lot is entitled to a certificate of compliance as provided in Government Code section 66499.35. Please reference email from David Cheung on 10/04/23 stating that our lot legality issues have been resolved and we can proceed with our planning resubmittal. We will also be applying for a separate Certificate of Compliance Application in tandem with our planning resubmittal.

Site Plan:

2. See annotation text added on Sheets A1.1 & A1.2
3. See building height dimensions added on Sheets A2.4, A2.5, A2.6, A3.1, A3.2, A3.3
4. See spot elevations added on Sheets A2.4, A2.5, A2.6, A3.1, A3.2, A3.3
5. See revised fence/gate design that remains out of the 30' R.O.W. on Sheet A1.2
6. See proposed fence/gate details & elevations on new Sheet A3.4

Tree Removal Information:

7. See revised note E2 on Sheet A1.1 & revised note E1 on Sheet A1.2

Hazardous Waste & Substance Sites List Questionnaire:

8. See Civil response on attached pdf – “Response Letter - Civil”, & attached pdf “HazForm”.
9. See floor area calculation & annotated polygon plans on Sheet A1.0
10. See attached pdf – “ColorMatBoard”. Also see Sheets A2.4 – A3.3 & A9.1 in “Plans” for exterior elevations & 3D model material references (LRV values included)
11. See Landscape response on attached pdf – “Response Letter - Landscape” & added sheets in “Plans2”
12. See Landscape response on attached pdf – “Response Letter - Landscape” & added sheets in “Plans2”

Landscape Permit:

13. See total landscape square footage on Sheets A0 & A1.0 & deferred landscape permit note on Sheet A0. Also see Landscape response on attached pdf – “Response Letter - Landscape” & added sheets in “Plans2”

Early Outreach:

14. See photos of installed site signage on the last sheet of this pdf.

Archaeological Review:

15. See attached pdf – “Archaeological Report”

Santa Clara County Habitat Plan Review:

16. See revised fence/gate design on Sheet A1.2

Land Development Engineering:

17. See Civil response on attached pdf – “Response Letter - Civil”
18. See Civil response on attached pdf – “Response Letter - Civil”
19. See Civil response on attached pdf – “Response Letter - Civil”
20. See Civil response on attached pdf – “Response Letter - Civil”
21. See Civil response on attached pdf – “Response Letter - Civil”

Environmental Health:

22. See attached pdfs “Geotechnical Report” & “Septic Design” – submitted separately to SCC County Geologist
23. See attached pdfs “Geotechnical Report” & “Septic Design” – submitted separately to SCC County Geologist
24. We’ve initiated our well water testing. Guardino Well Drilling (from Morgan Hill) is performing the well testing. See the attached “Well Test 1” for the water quantity test. We are awaiting the water quality analysis which we anticipate receiving in the next couple weeks.

Roads & Airports:

25. See added text, notes & revised curved setback lines on Sheets A1.1 & A1.2
26. See Civil response on attached pdf – “Response Letter - Civil”
27. See Civil response on attached pdf – “Response Letter - Civil”
28. See Civil response on attached pdf – “Response Letter - Civil”
29. See revised fence/gate design on Sheets A1.1 & A1.2

Fire Marshal Office:

30. See general notes added and clouded on Sheet A1.3
31. Fire sprinklers are noted as a deferred submittal on Sheet A0
32. See revised roundabout center design & firetruck turning diagram on Sheet A1.3

CalFire:

33. See clouded dimensions and notes on Sheets A1.1, A1.2, A1.3
34. See notes added on Sheet A1.3. Future landscape drawings to specify planting & defensible space strategy.

Thank you,

Mona Fulambarkar

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