

# 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



December 12, 2023

Alan Ohashi  
ODS Architecture  
5895 Doyle Street  
Emeryville, CA 94608

**FILE NUMBER:** PLN22-217  
**SUBJECT:** Building Site Approval, Grading Approval, and Design Review Tier II  
**SITE LOCATION:** 0 Clayton Rd, San Jose, CA 95127 (APN: 612-40-001)  
**DATE RECEIVED:** November 13, 2023

Dear Alan Ohashi,

Your application for a Building Site Approval, Grading Approval, and Design Review Tier II was received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

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.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

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

### **PLANNING OFFICE**

Contact your Project Planner Parya Seif at (408)299-5783 or [parya.seif@pln.sccgov.org](mailto:parya.seif@pln.sccgov.org) regarding the following comments:

1. Please Identify the height of the proposed water tanks on the site plan. Additionally Provide a detail and color sample of the water tank on sheet A3.4.

### **LAND DEVELOPMENT ENGINEERING**

Contact Darrell Wong at (408)-299-5735, [darrell.wong@pln.sccgov.org](mailto:darrell.wong@pln.sccgov.org) regarding the following:

2. Please revise the driveway plan and section to minimize grading and conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. The proposed 18' driveway is wider than necessary. If justification for the widened driveway isn't provided and accepted, the proposal may not be approved.
3. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
4. Provide 20' storm drainage easements along the two creek flowlines flowing through the property. The easements provided shall be dedicated along the flow line of the creek. Where the creek crosses in and out of the property, the portion of the 20' width centered along the flow line and located on the subject parcel, shall be dedicated.
5. Submit a completed San Francisco Bay Watershed Questionnaire (MRP 3.0). Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
6. Demonstrate how the stormwater runoff from the hardscape along the South and West sides of the development will drain to the bioretention basin for treatment. It's currently unclear how the roof runoff from the garage and ADU as well as the roof runoff from the house, pool area, and the walk around the house will be drained to the bioretention area and must be clearly demonstrated.
7. Demonstrate how the runoff from the impervious area of the water tank and associated pad will be routed and treated per the Regional Board requirements.

### **ENVIRONMENTAL HEALTH**

Contact Darrin Lee at (408)-299-5748, [Darrin.Lee@deh.sccgov.org](mailto:Darrin.Lee@deh.sccgov.org) regarding the following:

8. On a revised site grading drainage plan, show a tentative OWTS design capable of supporting the two proposed dwelling units-- single family dwelling and accessory dwelling unit. Show/ Provide wastewater calculation used to derive dispersal field size.
9. Maintain OWTS set back to creeks (min 100 foot setback).

December 12, 2023  
File No. PLN22-217  
Clayton Rd

10. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water clearance for the proposed dwellings.

**Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

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 planner.** 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 no later than **one (1) year** from the date of this letter. 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 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 me at (408)299-5783 or [parya.seif@pln.sccgov.org](mailto:parya.seif@pln.sccgov.org).

Sincerely,

*Parya Seif*

Parya Seif  
Associate Planner

**cc:**  
Samuel Gutierrez, Principal Planner