

County of Santa Clara

Department of Planning and Development
Planning Office

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****Via Email Only****

March 23, 2023

Sivaprakasam Balasubramanian
Via Email at balas12@gmail.com

FILE NUMBER: PLN23-035
SUBJECT: Building Site Approval on slope 30% or Greater, Grading Approval and Design Review Tier I for a New Single-Family Residence
SITE LOCATION: 0 Miradero Avenue, San Jose, CA 95127 (APN: 612-04-048)
DATE RECEIVED: February 21, 2023

Dear Sivaprakasam Balasubramanian,

Staff has reviewed your application, submitted on the above date, and would like to provide additional information regarding Landscape Permit, Tree Protection and Replacement, and Early Public Outreach.

The information in this section are not incomplete items 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 the County Staff.

Landscape Permit

1. Per the County's Sustainable Landscape Ordinance (October 2017), if a project is proposing more than 500 square feet of landscaping, a Landscaping Permit will be required prior to issuance of a building permit. Please note a Landscape Permit will be triggered if the result of the total disturbed area minus the impervious area exceeds 500 square feet.

Tree Protection and Replacement

2. As the subject parcel is in -d1 Zoning District, replacement trees are required. The ratios are listed below per the *County Tree Protection Guidelines*.

For the removal of one small tree (5- 18 inches):

(3) 15-gallon trees, or (2) 24-inch box trees.

For the removal of one medium tree (18 – 24 inches):

(4) 15-gallon trees or (3) 24-inch box trees.

For the removal of a tree larger than 24 inches:

(5) 15-gallon trees or (4) 24-inch box trees.

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Early Public Outreach

3. Please note Staff will send out early notification regarding the proposed development to neighboring properties within 300 feet of the site, or 24 properties if there are less than 24 properties within the 300 feet.

For questions regarding this letter, please call me at (408) 299-5783 or schedule an appointment.

Sincerely,

Parya Seif

Parya Seif
Associate Planner

cc:

Samuel Gutierrez, Principal Planner