

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



March 29, 2023

David Faria
MH Engineering Co.
16075 Vineyard Blvd.
Morgan Hill, CA 95037

davidf@mhengineering.com
submittals.mhengineering@gmail.com
BY EMAIL ONLY

FILE NUMBER: PLN23-039
SUBJECT: Building Site Approval for proposed residence with attached garage, Jr ADU, and conversion of barn to ADU
SITE LOCATION: 1460 E. San Martin Avenue, San Martin (APN: 825-43-008)

Dear David:

The information below are not incomplete items and are not required to deem the application complete for processing. The section is informational only and can be discussed further if desired with County Staff.

PLANNING OFFICE

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

1. Please note that there is an existing violation (VIO-2113) on this property. Prior to issuance of Building Site Approval, owner will need to either abate this violation or sign and record a compliance agreement, pursuant to [County Code Section C1-71](#).
2. Proposed home is a new structure and needs to conform to the current zoning setbacks (RR-5Ac) of 30 feet to the side property line. Applicant can opt to utilize the side setback reduction based on width, pursuant to the code [§ 4.20.110\(C\)\(2\)](#), which would reduce setbacks according to the scale shown below, but this option needs to be approved by either the Zoning Administrator or a Principal Planner. To determine a possible side setback reduction, please show width of parcel, at location where dwelling is proposed, on site plan.
 - a. **§ 4.20.110(C)(2). Side setback reduction based on width.** *A narrow lot (having an exceptionally large depth-to-width ratio) shall have minimum side yard setbacks equal to 20 percent of the lot width whenever such setback dimension would be lesser than would otherwise be provided for by the Zoning Ordinance.*

Width shall be measured across the portion of the lot where the dwelling is or will be located, and the resulting side setback shall be rounded to the nearest whole foot.

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

Sincerely,

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

Rebecca Rockom
Assistant Planner