

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 20, 2024

Gurdeep and Rajwant Dhadwal
2669 Westberry Drive
San Jose, CA 95132
Email: dhadwalg@yahoo.com

*****BY EMAIL ONLY*****

FILE NUMBER: PLN23-053
SUBJECT: Building Site Approval and Grading Approval for a two-story, 7,826 sq. ft. with a 1,920 sq. ft. attached garage, and a 1,000 sq. ft. detached ADU with a 576 sq. ft. attached garage. Grading quantities consists of 123 cubic yards of cut and 887 cubic yards of fill.
SITE LOCATION: 0 Palm Avenue (APN: 712-27-043)
DATE RECEIVED: February 28, 2024 (resubmittal)

Dear Mr. and Mrs. Dhadwal:

The application for Building Site Approval and Grading Approval received on the above date is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Please contact me to schedule a virtual meeting at (408) 299-5706 or via email at robert.cain@pln.sccgov.org. Once the information is submitted, the Planning Division 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. They represent a particular specialty or division and can provide details about the requested information.

Please submit an electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing all of the following items:

PLANNING OFFICE

Contact the Project Manager at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

1. An application is required to be accurate and have consistency between sheets. On Sheet A1.0, the “Project Data” lists the existing use as a single-family residence even though there are no current structures on the property, and the new use as being a single-family residence and accessory dwelling unit, but the site plan no longer shows an ADU. Occupancy codes are also listed for the ADU and ADU garage and porches. This section lists the zoning as A-20A, but the zoning is A-20Ac-cv. This section lists the APN as 712-27-012, but the project title lists the correct APN of 712-27-043. Furthermore, the “Site Data” section lists the APN as 390-051-07 (repeated on sheets A1.1A, A3.0, A3.1). This sections also includes information for a “future barn” which does not appear on the plans, and should either be deleted or the barn added to the plan set. Sheet 1 of grading plan lists grading quantities for a pool that is not included in the plans. Please correct these items in future submittals.
Revised.

2. Project appears to exceed the maximum allowed square footage of 7,500 sf in lot coverage. Please note that according to the County's Zoning Ordinance definition of Lot Coverage, you must count the footprint of all buildings and structures over 30 inches in height. Covered patios, carports, arbors, and similar structures are counted in lot coverage. **This includes water tanks.**

Revised.

Please provide a floor plan diagrams to scale of ground level of the primary residence (including garage and any non-exempt structures) to which lot coverage regulations pertain. Place these diagrams on either the same sheet as proposed floor plans, or the next sheet in the set, and utilize easily verifiable polygons (rectangles, squares, triangles) to scale, with each polygon area calculation noted in a tabular form as shown in the following example:

Polygon/Area Designation	Dimensions	Area
A	18 x 28	504
B	30 x 40	1200
C	8 x 12	96
TOTAL		1800

3. Pursuant to § 1.20.030 of the County Zoning Ordinance, area measurements must be shown either to one hundredth of an acre or to one whole square foot. Linear measurements must be shown in feet and inches to one whole inch. Any fractions (or decimals beyond the one hundredth of an acre) must be rounded using standard practices outlined in § 1.20.030. **As previously requested,** please revise all measurements accordingly. The “Site Data” table on Sheet A1.0 still shows areas to the tenth of a square foot instead of the nearest whole square foot.

Revised to whole numbers.

4. The Condition of Title provided does not include a pre-1969 grant deed, and therefore does not provide evidence of lot legality. The earliest deed provided is from 1972. If this lot was created in 1972, provide the documentation that the lot was created in conformance with the California Subdivision Map Act. Otherwise, provide a pre-1969

deed which matches the legal description in the 1972 deed. If neither can be provided, apply for a Certificate of Compliance.

Not needed

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

5. Please clarify the surface of the driveway. The Civil Grading plans indicate a type of pervious surface to be utilized calling for the details to be shown on the Architectural plans. Sheet A1.2 indicate a concrete surface. If a pervious pavement section is to be used, a cross section detail shall be included to show the appropriate storage volume of runoff within the section with an elevated perforated pipe draining the section. A pervious surface may reduce the quantity of impervious surface below the 10,000sf C.3 regulated project threshold. If so, bioretention treatment may not be required. If the 10,000sf impervious area threshold is exceeded, all impervious areas must be routed to an appropriate treatment facility, including the impervious areas being constructed within the County right of way as required by the previous comments. The plans and Clean Water Questionnaire shall be modified and revised to clearly show what is intended and the runoff from these impervious areas routed to the treatment facilities as necessary. Per the previous comments, provide Drainage Management plans with Drainage Management Areas clearly identified if treatment is required.
Sheet A1.2 revised. Impervious surface under 10,000 sf bioretention not needed. Civil plans revised. See questionnaire attached.
6. Please show the limits of the disturbed area as a result of the proposed development including the area of off-site improvements. Provide an updated square footage of the area on the plans.
See sheet C2
7. Clarify how the drainage runoff will overflow from the northern bioretention basin. Clearly identify the location of the overflow and its elevation. If it overflows near the driveway entrance, the overland flow appears to be impeded by the one-foot high, block wall prior to reaching the culvert at the driveway within the right of way. Provide further details on the grading plans as necessary.
A bioretention is no longer needed. Small detention basin will do, plans revised.
8. Clarify how the drainage runoff will overflow from the westerly bioretention basin. Clearly identify the location of the overflow and its elevation.
Plans revised.

LAND DEVELOPMENT ENGINEERING

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

9. Wharf hydrant is to be located per CFMO-W4, this includes but isn't limited to being placed at a fire department turnaround, turnout or a 20 ft. drivable width. The latest plan submittal is located at an 18 ft. drivable width, previously was 20 ft.

Drivable width revised. and location of fire hydrant revised. see site plan.

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

PLN23-053
March 20, 2024

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 Building Site Approval and Grading Approval 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 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) 299-5706 or robert.cain@pln.sccgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Cain', with a long horizontal flourish extending to the right.

Robert Cain
Senior Planner