

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



June 27, 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, 7,307 sq. ft. with a 1,097 sq. ft. attached garage, 5,736 sq. ft. of patios and porches. Grading quantities consists of 123 cubic yards of cut and 1,477 cubic yards of fill.
SITE LOCATION: 0 Palm Avenue (APN: 712-27-043)
DATE RECEIVED: May 30, 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 zoning as A-20A, but the zoning is A-20Ac-cv. The

civil sheets list the APN as 712-27-012, but the project is on APN 712-27-043. Sheet 1 of grading plan lists grading depth for a pool that is not included in the plans. **As previously requested**, please correct these items in future submittals.

2. It is unclear if the project exceeds the maximum allowed square footage of 7,500 sf in lot coverage. Sheets A1.1 and A3.0A contain conflicting information, where the latter appears compliant, and the former does not. Please reconcile these sheets, and ensure they are also reconciled with sheet A1.0.
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 “Total Building Ground Cover” still shows areas to the tenth of a square foot instead of the nearest whole square foot. It also shows an amount larger than what is allowed in the Zoning District.

LAND DEVELOPMENT ENGINEERING

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

4. If the driveway is to be constructed with permeable pavers, provide a typical section including the thickness of the drain rock and the required subdrain elevated within the permeable pavement drain rock section to allow of appropriate storage volume of runoff shall be included on the plans. The volume of rock required shall be included in the grading quantities.
5. The limits of the disturbance and grading call out appears to point to the possible drainage swale. Please clarify this on sheet 2 of 10 of the civil plans.
6. Per the previous comments, clarify how the drainage runoff will overflow from the westerly bioretention basin. Clearly identify the location of the overflow and its elevation. This comment shall apply even if there is a smaller detention basin required for the project.
7. Verify the grading quantities for the construction of the driveway. Provide calculations as necessary to justify the quantities. The current fill quantity for the driveway is only stated as 7CY total, but much of the driveway is between 1'-2' higher than existing grade in most locations. Simply accounting for the base rock shoulders would exceed the 7CY stated on the Civil Plans. The quantity stated should include all of the rock to bring the pavement section up to the proposed grade.
8. The plans need to be revised for consistency. Sheet A1.2 indicates a 24' wide permeable driveway with no shoulder. The Civil Plans (Sheet 3 of 10) indicate that a 3' shoulder is proposed on each side of the pavers. The shoulders are required to be considered impervious area and accounted as such. Civil Sheet 2 of 10 appears to indicate a differing

design of a possible basin along the western side of the development. This inconsistency must be resolved on the plans.

9. The response to comments for the resubmittal indicated that the bioretention is no longer needed and that smaller detention basins would suffice, but the bioretention basins are still proposed on the Civil Sheets and the impervious area accounting on the civil sheets still indicate that the total impervious area will exceed 20,000sf. The Stormwater questionnaire submitted with this submittal still indicates a large amount of impervious area will be created and that treatment would be required. The plans must be adjusted for consistency and the questionnaire must be revised and resubmitted.
10. The PVC drainage pipe crossing under the driveway should be installed with a minimum slope of 2% and should not be installed with no slope at all.
11. Please note that gas/propane plumbing will be allowed within the building including for exterior uses like for pools and spas. This may render the proposed LP tank on Sheet A1.2 unnecessary.

FIRE MARSHAL'S OFFICE

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

12. Wharf hydrant has been relocated to a drivable width of 20 ft. However, the wharf hydrant is now located only 35 ft. from the house. The hydrant is to be located a minimum of 55 ft. from a structure per CFMO-W4. The current location is much closer to the structures than previously shown.

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 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.

PLN23-053
June 27, 2024

Sincerely,



Robert Cain
Senior Planner

cc: Michael Meehan, Principal Planner
Darrell Wong, Land Development Engineering
Alex Goff, Fire Marshal's Office
CVEAS, Applicant's Engineer