

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



August 22, 2024

Gurdeep and Rajwant Dhadwal
2669 Westberry Drive
San José, CA 95037

via email

FILE NUMBER: PLN23-053
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: 0 Palm Avenue (APN: 712-27-043)
DATE RECEIVED: July 26, 2024 (resubmittal)

Dear Gurdeep and Rajwant Dhadwal:

Staff has reviewed the application, submitted on July 26, 2024, and would like to provide staff's assessment of the proposed project design with respect to County's Zoning Ordinance and California Environmental Quality Act (CEQA) requirements.

The concerns provided below are not incomplete items and are not required to deem the application complete for processing. The items below are for the Applicant's information only and can be discussed further with County Staff if desired.

This property is located within the -cv Coyote Valley Climate Resilience Combining District, as described in Chapter 3.95 of the County Zoning Ordinance. The project must conform to all applicable provisions of that chapter. Coyote Valley is designated as an "area of statewide significance" in the Public Resources Code section 35186 (aka AB 948), and as such is not eligible for an exemption from CEQA.

As currently designed, Staff has the following concerns regarding the requirements in the Zoning Ordinance:

1. An application is required to be accurate and have consistency between sheets. Please ensure that the size of the garage is listed as the same area across all sheets which include this information.
2. It is unclear if the project exceeds the maximum allowed square footage of 7,500 sf in lot coverage. Please note that **all** structures over 30 inches in height must be counted,

including all water tanks. Only agricultural structures and accessory dwelling units are exempt.

Building Site and Grading Approval involve a staff level review and requires an action to either grant, deny, or continue the project. The decision may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the Board of Supervisors. A CEQA Initial Study will be conducted once the application is deemed complete.

Should the applicant voluntarily choose to modify the project design based on the information provided above, to better meet the County's Findings, Guidelines and Policies, please include with the resubmittal to address the items listed in the Incomplete Letter dated August 22, 2024. For questions regarding this letter, please call me at (408) 299-5706 or robert.cain@pln.sccgov.org to discuss by telephone or to schedule an appointment to do so.

Sincerely,



Robert Cain
Senior Planner

Cc: Samuel Gutierrez, Principal Planner
Michael Meehan, Principal Planner
CVEAS, Applicant's Engineer