

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



May 10, 2023

Salvatore Caruso
980 El Camino Real, Ste 200
Santa Clara, CA 95050

scaruso@caruso-designs.com

BY EMAIL ONLY

FILE NUMBER: PLN23-059
SUBJECT: Design Review Administrative Approval (DRX) for 6-foot Fence/Gates
SITE LOCATION: 20461 / 20471 McKean Road, San Jose (APN: 742-08-008 / 742-08-018)

Dear Mr. Caruso:

The application for Design Review Administrative Approval (DRX) of the existing 6-foot fence with 2 gates at 20461 / 20471 McKean Road in San Jose (APN: 742-08-008 / 742-08-018) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are to be made electronically with Rebecca Rockom, the assigned project manager/planner, and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

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

1. The site plans must show the 100-foot scenic road setback. Please add this setback to the site plans when resubmitting application.

2. The two gates as built seem to be slightly taller than the 6-foot fencing. Please confirm the height of the gates on the resubmitted site plans.
3. Please include the landscaping, with location, size, and species of the proposed shrubs and/or trees, on the site plans, as recommended in the accompanying Policy letter.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.Lee@deh.sccgov.org regarding the following comments:

4. On a revised site grading and drainage plan, accurately locate and show the existing septic system (including septic tank and leachfield) serving 20461 and 20471 McKean Rd. Maintain a minimum 10-foot horizontal setback between the proposed fence and existing leachfield for both dwellings 20461 and 20471 McKean Rd.
 - a. For assistance in locating the existing septic system, follow the provided link and complete the online request form to obtain a septic system as-built for the subject property/ septic permits 61487 (20471 McKean). After obtaining as-built drawing, overlay the information onto a revised site plan to be submitted to Environmental Health. <https://cepascc-ca.nextrequest.com/>

ROADS AND AIRPORTS

Contact Thomas Esch at (408) 299-5780 or tom.esch@rda.sccgov.org regarding the following comments:

5. Show and annotate on the revised plans the existing centerline, edge of pavement, and limits of McKean Rd right-of-way (ROW).
6. Indicate on plans the triangle as described in Zoning Ordinance Section [4.20.050.B.2](#). Indicate on plans the portions of the southern fence line that is within 20 feet of the edge of pavement and exceeds 3 feet in height.
7. Indicate on plans if any conflicts will require mitigation, such as fence height reduction (describe new fence height) or removal.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-6757 or alex.goff@sccfd.org regarding the following comments:

8. Plans are to clarify if the gate is manual or electric. An electric gate will require a Knox Box Key Switch to be shown as (N) new or (E) existing.
9. Plans are to clearly show the width of the gates. Per CFMO-A3, the minimum drivable width within the gate is to be 12 ft., it's currently not known where the supports are for this fence to determine the drivable width.

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.

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Note the Design Review 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) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,



Rebecca Rockom
Assistant Planner