

County of Santa Clara

Department of Planning and Development

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June 02, 2023

JSD Architecture + Interiors

1162 Ebener St

Redwood City, CA 94061

Email: jsin@jessicasindesigns.com

*** VIA EMAIL ***

FILE NUMBER: PLN23-075

SUBJECT: Design Review, Grading Approval, and Special Permit

SITE LOCATION: 19471 Mountain Way, Los Gatos, CA 95030 (APN: 510-53-022)

DATE RECEIVED: May 03, 2023

Dear Jennifer Jodoin,

Your application for Design Review and Grading Approval for an addition to the first and second story to an existing one-story Single-Family Residence, and a Special permit for a new detached garage located within the front and side setback, received on the above date is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office 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 specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING

Contact your project planner Lulu Pang at (408) 299-5718 or lulu.pang@pln.sccgov.org regarding the following comments:

Application Fees

1. Please pay the associated fee (\$1,586.00) for Geologic Report Review (full report) through the County's InSite public portal.

Site Plan

2. Two (2) separate sets of plans are included in the submittal (file names: "19471 Mountain Way_Plans", "19471 Mountain Way_Grading Plans"). Please combine these two documents into one (1) plan set and consolidate duplicate information, such as the cover sheet.
3. Please indicate the separation distance between the proposed garage and the workshop.

Grading

4. The grading quantities for the construction of the garage are not provided in the earthwork summary table on civil plans. Please include the grading quantity of cut, fill, and vertical depth (cut/fill) for the garage in the earthwork summary table.

Design Review

5. According to the County Visibility Layer on GIS, the proposed improvements are in the high visibility zone. Please provide the Light Reflective Value (LRV) on the color board. Pursuant to County Zoning Ordinance § 3.20.040 (B), the Light Reflectivity Value (LRV) of exterior surfaces shall not exceed 45.
6. As the subject parcel has a -d1 overlay, it is subject to design review. Please provide a viewshed analysis showing how the proposed development will be viewed, as seen from various angles of the valley floor so staff can further evaluate the potential visibility of the new development proposed on the subject parcel.

Tree Removal and Preservation

7. One 24" tree appears to be removed but tree removal information is incomplete. The tree removal table needs to include the species, common name, and trunk sizes of all existing trees to be removed. Please verify the tree removal table and provide the common name of the tree to be removed.
8. The subject parcel is located in HS Zoning District with a "-d1" Design Review overlay. According to *Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications*, tree replacement will be required based on the sizes and species of the removed trees. The following tree replacement ratios apply:
 - For the removal of one small tree (5- 18 inches):
(3) 15-gallon trees, or (2) 24-inch box trees.
 - For the removal of one medium tree (18 – 24 inches):

- (4) 15-gallon trees or (3) 24-inch box trees.
- For the removal of a tree larger than 24 inches
 - (5) 15-gallon trees or (4) 24-inch box trees.

Please indicate the locations and common names for the replacement trees on the site plan. Replacement trees are required for each protected tree that will be removed. As currently proposed, based on the size of the removed tree, four (4) 15-gallon trees or three (3) 24-inch box trees are required to be replanted. Note: Replacement trees should be California native. Oak trees shall be replaced with oak trees (no exceptions taken).

Special Permit

9. On sheet A2.3, please label the final exterior grade, and provide the height for the proposed detached garage using roof-averaging height measurement. Pursuant to County Zoning Ordinance, the height shall be measured from the final exterior grade to the average vertical dimension between the ridge and top plate of the wall (see Fig 4.20-1).

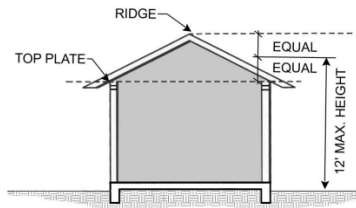
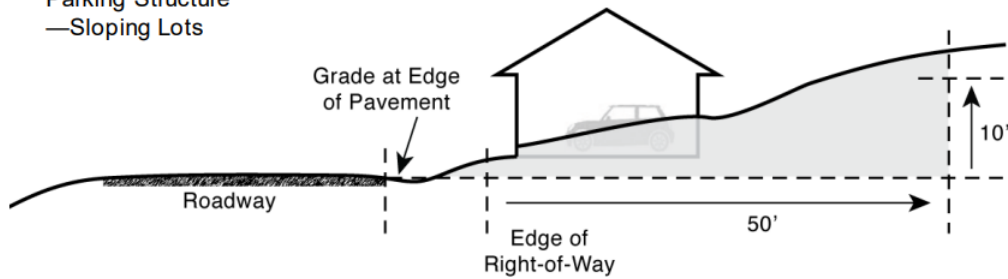


Fig. 4.20-1
Accessory Building Height

Note: Pursuant to County Zoning Ordinance 4.20.020(E)(3), “*Accessory buildings or structures exceeding 12 feet in height (16 total feet with gable/hip roof allowance as provided in subsection 4.20.020(E)(1)(a)) on lots 2.50 acres or larger **are subject to side and rear yard setbacks of no less than 30 feet**”.*

10. The proposed detached garage appears to encroach into the required front and side setback, please provide the required information below for a Special Permit.
 - a. Two (2) section drawings cutting through the Oak Ridge roadway and the proposed garage. One section drawing shall be parallel to the side property line as the proposed garage appears to encroach into the required 30-foot front setback. The second section drawing shall be parallel to the front property line as the proposed garage is also encroaching into the required 30-foot side setback. The section cut shall extend a minimum of 50-feet beyond the edge of the right-of-way. Pursuant to Zoning Ordinance 4.20.020.(F).(1), “*Where the grade elevation at a point 50 horizontal feet inward from the edge of right-of-way differs 10 vertical feet or more from the elevation at the adjacent edge of pavement, a garage, carport or other parking structure may be located within the required front or side yard of a lot.*”(see Fig 4.20-2 inserted from Zoning Ordinance).

Fig. 4.20-2
 Parking Structure
 —Sloping Lots



- b. Size: The proposed garage shown on the Cover Sheet appears to be 734 SF, however, on the Grading Plans, it is stated as 950 SF. Please clarify the size of the proposed garage and ensure consistency throughout the plan set. Note: parking structures that apply special setback standards which are subject to a special permit cannot exceed 600 square feet, per County Zoning Ordinance 4.20.020.(F).(1).(b).
- c. Sight clearance for traffic safety. Pursuant to Zoning Ordinance 4.20.020.(F).(1).(c), *“such parking structures must be situated or designed such that adequate sight clearance and safe vehicle movement are afforded the driver of an existing vehicle, consistent with Ordinance Code §§B17-68 and 69”*.

LAND DEVELOPMENT ENGINEERING

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

11. Please verify the table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project. No quantities appear to be shown for the construction of the garage.
12. Please provide a table of the estimated new impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.
13. Please show the limits of the disturbed area as a result of the proposed development.
14. Show all of the existing and proposed utilities on the plans. There appear to be storm drain lines and sanitary sewer lines that are frozen on the plans. The water line and electrical lines are not shown on the plans.
15. The proposed development impacts drainage flows creating new impervious areas, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,

- c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
 - d. The drainage runoff from the driveway is appropriately captured, detained, and discharged as necessary prior to it flowing onto the private access road from the driveway.
16. Please include a driveway approach per SD4/SD4A that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.
17. Please demonstrate that the driveway plan and section conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. The pavement cross section and cross slope need to be shown on the plans. The driveway width appears to be wider than required for the 12-foot drivable surface. Please provide a justification for the grading to support the extra wide driveway. The current design appears to drain outboard with the concentrated flow collecting along the retaining wall on the outboard edge which is opposite of the standard design detail.
18. Show the limits of the existing driveway improvements and existing pavement limits in relative comparison to the proposed improvements. Are there driveway improvements which will need to be removed for the proposed improvements to be installed? What are the limits of the conform?
19. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. The PG&E Easements listed on the Title Report should be shown on the plans for reference.
20. Submit a completed San Francisco Bay Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
21. There appears to be a sanitary sewer service line running through the property and underneath the proposed retaining wall and driveway. Please verify this preliminary design and demonstrate how the sanitary service will be preserved from the proposed improvements and additional load.

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following:

22. The property is located within a State Seismic Hazard Zone for Earthquake-Induced Landslides and a County Landslide Hazard Zone. In addition, the northeastern end of the property is located within a County Fault Rupture Hazard Zone; however, the proposed

building pad area is located outside the limits of the fault zone. The geotechnical investigation and engineering geologic reconnaissance update report by Silicon Valley Soil Engineering (SVSE), dated June 30, 2022, provides a well-written evaluation of the potential landslide and fault hazards at the site. Their evaluation also included a review of a previous site-specific geologic and geotechnical investigation report by Jo Crosby & Associates (JCA), dated September 7, 2005, which included slope stability analysis for static and seismic conditions. Based on the results of their study, SVSE concluded that there is no evidence of faulting or landsliding within the property, and that the results of the JCA study are still valid. The SVSE report is approved except for the seismic design parameters, which were based on the 2019 California Building Code (CBC). The consultant needs to submit updated seismic design parameters per the 2022 CBC.

Prior to design review approval, submit a letter report prepared by the geotechnical consultant that includes seismic design parameters per the 2022 CBC.

FIRE MARSHAL OFFICE

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

23. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - a. Chapter 7A of the CBC to be met at Building Permit submittal.
 - b. Defensible space to be maintained at all times.
 - c. PRC-4290 compliance will be reviewed by CAL FIRE.
24. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.
25. Plans state fire sprinklers are proposed. Clarify what structures fire sprinklers are proposed for as it's not clear if the detached Garage is proposed to have sprinklers.
26. Plans to show minimum access road (portion of access serving 3 or more parcels) drivable width of 18 ft. per CFMO-A1. [CFMO-A1 Section II.A.2]. Plans currently show widths less than required width in front of the property, plans are to clarify the portions of the entire road to the property that don't meet the required width.
27. Driveway to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
28. Plans are to show slope of fire department access not exceeding 15% and the turnaround not exceeding 5% [CFMO-A1 Section II.C].
29. Plans are to show a minimum interior turning radius of 30 ft. and an exterior radius of 50 ft. It's not clear what the turning radius is at the driveway entrance or portions of the access road such as Wood Acres Rd.

30. Plans are to show a standard fire hydrant located within 400 ft. exterior path of travel to all portions of non-sprinklered structure and 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1].
31. Plans to show hydrant as (N) or (E) and standard or wharf hydrant. The fire hydrant is to be a standard fire hydrant if a water purveyor is located within 300 ft. of the property and able to supply a standard fire hydrant. Documentation from the water company would be needed showing the underground water pipe size to determine if a standard hydrant isn't available.
32. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 1,000 gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)]
 - a. Contact water purveyor for flow data.
33. If a water purveyor isn't available to supply a standard fire hydrant, plans are to show above ground water tanks and a wharf hydrant meeting CFMO-W1, W4 and W5. Plans are to state the size and use of water tanks.

CALFIRE

Contact Carlos Alcantar at Carlos.Alcantar@fire.ca.gov regarding the following items:

This project (Record No. PLN23-075) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

34. Access: Ensure Mountain Way Rd and all access roads leading to Mountain Way Rd will need to be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01.

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision

requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.

(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

35. Turnouts: Driveway will need at least one turnout at midpoint since it is over 150 feet but less than 800 feet per § 1273.05. Turnouts will need to meet specifications in § 1273.06.

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.05. Turnarounds

(a) Turnarounds are required on driveways and dead-end roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.

36. Road Surfaces: Driveway will need to be designed and maintained to support 40,000 pounds per § 1273.02.

§ 1273.02. Road Surfaces

(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

(b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

37. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291

§ 1276.01. Setback for Structure Defensible Space.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet virtually and discuss my comments regarding the project.

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 planner.** If the requested information is not submitted within 180 days, you will be 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 this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular 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.

Any future application submittals must address all comments listed above. If you have questions regarding the application, please contact me your project planner at (408) 299-5718 or lulu.pang@pln.sccgov.org.

Sincerely,

Lulu Pang
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner