

County of Santa Clara

Department of Planning and Development
Planning Office

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December 28, 2023

Jain Temple
c/o Bob Boles
478 Monterey Road
Pacifica, CA. 94044

**** SENT EMAIL ONLY ****

County Record #: PLN23-079
Subject: Use Permit, Architectural and Site Approval (ASA) with Grading Approval Status
Site Location: Weller and Calaveras Blvd. (stables), Milpitas, CA 95035 (APN 042-04-029)
Date Received: November 28, 2023

Dear Mr. Boles:

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at Piercy Road, San Jose, CA 95138 (APN 678-13-012) is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.

A re-submittal meeting is required prior to responding to the following comments. All items must be addressed and included in the resubmittal.

PLANNING

Contact Valerie Negrete at (408) 299-5791, valerie.negrete@pln.sccgov.org regarding the following:

1. Revised Plans do not show the "overflow" parking for festivals in which the response letter states are calculated to be 75 spaces. The site plan table indicates 64 spaces and the site plan does not show 75 spaces. Refer to tabulation from Sheet A1.2 below. *"Site Plan shall depict overflow parking and "festival" activity areas for clarity. Please include a parking table indicating required and proposed parking stall quantities."* (2nd Request)

PARKING TABULATION

PARKING NO

PROVIDED	ADA REGULAR STALLS	ADA VAN STALLS	REGULAR STALLS	TOTALS
TYPE OF PARKING STALL				
WITH CHARGING STATIONS	1	1	6	8
WITHOUT CHARGING STATIONS	3	1	74	78
TOTALS PROVIDED	4	2	80	86
REQUIRED				
WITH CHARGING STATIONS	1 (MIN. REQ.)	1 (MIN. REQ.)	4	6 (8% OF TOTAL)
WITHOUT CHARGING STATIONS	1	0	57	58
TOTALS REQUIRED	2**	1**	61	64*

*(SEE NOTE 5 AT RIGHT FOR ANALYSIS OF TOTAL REQUIRED) **(NUMBER BASED ON REQUIRED TOTAL, NOT PROVIDED TOTAL)

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or Darrell.wong@pln.sccgov.org

2. Provide a revised set of rainwater harvesting calculations. Please provide justification of water usage to draw down the stormwater harvested in the cistern. The usage for stormwater harvested from a design storm must draw down the calculated within an appropriate time frame allowing for consecutive storms to be appropriately captured. The rainwater harvesting calculations shall follow the format per the SCVURPPP C3 Guidance Manual.
3. Typical section details shall be provided for the pervious surfaces of the play area showing appropriate drainage detention storage volume of the section. If this specific surface will not store drainage runoff, the subdrain system shall be routed to the appropriate drainage treatment area and the Drainage Management Area plans revised accordingly.
4. The plan view indicates a darker shading for walks suggesting that they will be an AC surface. The Call Outs call for a pervious Granite-Crete surface. The call outs and shading should be revised for consistency. If the surface is to AC, the drainage runoff shall be routed to an appropriate treatment facility and reflected on the Drainage Management Area Plans.
5. Please provide a revised Stormwater Questionnaire correcting the existing impervious area retained and question #5 indicating exemption from HM requirements. The form provided indicates that existing impervious area is being retained, but no existing improvements appear to be retained as a part of the development. If the existing impervious area is being retained, the only improvement to those areas would be maintenance of the existing improvements or surface. You may indicate on sheet C-12 which areas will be retained if there are indeed any. C-12 indicates over 81,000sf of impervious area that is being created, while the questionnaire indicates 77,000sf of now or replaced impervious area. This discrepancy should be corrected. Hydromodification improvements should be provided with the proposed improvements and shown on the plans.

Any future application submittals must address all comments listed above. If you have any questions or other concerns, please call me at 408-299-5791, or contact me at valerie.negrete@pln.sccgov.org.

Sincerely,



Valerie Negrete

CC: File PLN23-079 Jain Temple Application (former file number PLN21-122)