

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 30, 2023

Mike Deghuee
20799 Mountain Drive
San Jose, CA 95120

mike@deghuee.com

BY EMAIL ONLY

FILE NUMBER: PLN23-094
SUBJECT: Design Review Administrative Review (DRX) to abate VIO22-0407 for an unpermitted 6 feet tall gate with electricity
SITE LOCATION: 20799 Mountain Drive, San Jose (APN: 583-14-015)

Dear Mr. Deghuee:

The application for Design Review Administrative Approval (DRX) of an unpermitted 6 feet tall gate with electricity, at 20799 Mountain Drive, San Jose (APN: 583-14-015) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the 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.

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

Please submit all electronic copy 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. Please provide images of the gate as built on your property (front, sides, back) from a distance of at least 10 feet to verify the design of the gate and its consistency with the submitted plans.

2. Please show the location and the dimensions of the electrical equipment and any keypad/pass key elements for the gate on the resubmitted plans.
3. Please include the paved area (driveway) on the site plans.

Habitat Conservation Plan

4. This parcel is located within the Habitat Plan Area 2: Rural Development \geq 2 Acres Covered. The proposed project is less than 2 acres, and no sensitive land cover or riparian area is noted on our GIS mapping system. The HCP screening form has been received and is correctly filled out but is not signed. As property owner, please sign and date this document, and resubmit with your revised site plans as needed.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 573-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

5. On a revised site plan, accurately locate and show the location of the existing onsite wastewater treatment system serving the subject parcel versus the unpermitted 6 foot tall gate.

FIRE MARSHAL

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

Land Use

6. Resubmittal to include a Site Plan that shows the entire site, this would include the driveway, fire hydrants, turnouts, turnaround, structures, etc. It's not known if the gate would affect access to a fire hydrant or a fire department turnout as this information isn't shown.
7. Plans are to clarify if the gate is manual or mechanical. If the gate is mechanical, the plans are to show a Knox Key Switch as (N)new or (E)existing.
 - a. If the Knox Key Switch is (E), provide documentation from responding fire department that the switch has been tested and properly functions with Knox Key.
8. Submittal shows a gate width of 14 ft., this appears to show the column within the width. Plans are to clearly show the clear drivable width of the gate meeting CFMO-A3 (12 ft. 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.

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

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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,

A handwritten signature in cursive script that reads "Rebecca Rockom".

Rebecca Rockom
Assistant Planner