

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 11, 2023

Spenser Vieira
2188 Ringwood Ave
San Jose, CA 95131
Email: spenser@fernandez-designs.com
*** Sent via email ***

FILE NUMBER: PLN23-121
SUBJECT: Building Site and Grading Approval with Design Review Administrative Approval for a new addition to an existing single-family-residence
SITE LOCATION: 20840 Scenic Vista Dr, San Jose (APN: 701-28-010)

Dear Spenser:

Your application for Building Site and Grading Approval with Design Review Administrative Approval for a new addition to an existing single-family residence is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Please note that the Department is only accepting electronic submittals. Please refer to procedures for planning resubmittal, available on the County website at: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>

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.

AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL. PLEASE CALL ME AT (408) 299-5718 TO SCHEDULE AN APPOINTMENT.

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:

Lot Legality

1. Please submit a recorded deed prior to June 25, 1969, and the next consecutive deed conveying ownership from the 06/25/1969 owner. The information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

All requested documents must be complete with no missing pages, the deeds must be clearly readable, and if the deed includes more than one lot or parcel, note on the deed which description pertains to the requested parcel. The Deeds & Lot Legality handout can be accessed via the link below: <https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>.

Grading

2. Please indicate the length of the new retaining wall on the grading plan.
3. Proposed new retaining wall shall be reflected in the earthwork quantity summary table.

Floor Area

4. On the Floor Area Calculation table, a total of 1,615.6 SF new addition is proposed, but the addition size is indicated as 1,393 SF on the new site plan (Sheet 5 of 39). Please clarify the difference and ensure consistency throughout the plan set.

Site Plan

5. Please indicate the road width, centerline, and rights of way of Scenic Vista Dr on the site plan.

The 30-foot front setback shall be taken from the edge of the right of way when the front property line lies within the rights-of-way.

LAND DEVELOPMENT ENGINEERING

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

6. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.
7. Show the location of the proposed contours as a result of the minor grading associated with the construction of the new retaining walls. With 200CY of cut for the landscaping, there should certainly be some proposed contour grading included in the preliminary grading plans.
8. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of construction staging areas as well.
9. Show all of the existing and proposed utilities including but not limited to, water, gas, and septic/sewer, on the plans.

10. The proposed development may impact drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a preliminary Drainage Plan incorporating the proposed site improvements 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.
11. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
12. The drainage appears to be discharged adjacent to the driveway entrance in a concentrated manner. Please clarify on the drainage plans how the runoff will be addressed as it crosses the driveway. Is there a crossing beneath the driveway adhering to the Roads and Airports standard driveway entrance? Concentrated drainage should not be discharged adjacent to a driveway to flow over the traveled way if possible.
13. Specify whether the overhead electrical wire is to remain in place. If it is to be relocated, it may require that it be installed underground.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573-2450, tom.esch@rda.sccgov.org regarding the following:

14. Revise frontage road name on plans from Scenic Vista Lane to Scenic Vista Drive. Indicate on plans that Scenic Vista Drive is a County Maintained Road.
15. Improvement plans must clearly indicate existing and proposed site conditions within the ROW, including but not limited to, edge of pavement, existing ROW line, FWL, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.
16. Identify on plans any trees or shrubs to be trimmed or removed, or any objects or fences to be relocated, in accordance with County Ordinances B17-68 and B17-69, within the lines of a triangle which has sides 20 feet from the point of intersection of the curb line and the driveway.

17. Gates, fences, retaining walls, fixed appurtenances, etc. (other than mailboxes with breakaway posts), shall be located outside the limits of the County maintained road ROW. Indicate on plans the intent of any existing or future items in the ROW.

FIRE MARSHAL OFFICE

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

Provide a Response Letter addressing the comments below. More comments may be made when more information is supplied.

18. Fire sprinklers are to be listed as a deferred submittal. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d]
- Home's applying for BSA are looked at as a (N) home, all (N) homes require fire sprinklers to be installed.
19. Plans are to clarify water source, such as the water mutual or a private well.
20. Plans are to show a standard fire hydrant located within 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1].
- Plans to show standard fire hydrant as (N) or (E).
21. 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)]
- Contact water purveyor for flow data.
 - Flow has been reduced due to fire sprinkler requirement.
22. 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]

GEOLOGY

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

23. The submitted documents are under review by Geology. The review comments will be forwarded to you once they are prepared.

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
David Seymour, Engineering Geologist