

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



October 26, 2023

Islam and Samantha Muhammad

4200 Voltaire Street

San Jose, CA 95135

addnan.islam@gmail.com

BY EMAIL ONLY

FILE NUMBER: PLN23-183

SUBJECT: Design Review (Tier 2), and Grading Approval for a new single-family residence with associated driveways and turnarounds.

SITE LOCATION: 3655 Pleasant Knoll Ct. San Jose, CA 95148 (APN: 654-25-011)

Dear Mr. and Mrs. Muhammad:

The information below are not incomplete items and are not required to deem the application complete for processing. The section is informational only and can be discussed further if desired with County Staff.

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments:

1. The proposed project site is located within the high visibility area of the Hillside zone, and as such, the project must adhere to the [design review guidelines](#) to minimize the visual impact of development and preserve the natural character of hillside area. Please review the following comments pertaining to the project's design requirement:

Site Design

- a. The site design should incorporate the existing natural features of the land and take into consideration the contours of the land.

Building Form

- a. The slopes of the roof should follow the natural contours of the land.
- b. Bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes.
- c. The second story should be set back from the first floor façade to step with the land and reduce apparent bulk.

Fences

- a. Are there fences proposed on site? If so, open fencing such as welded wire mesh attached to wood posts or other alternate material should be used, and solid fencing should be avoided.

Landscape

- a. Please provide a landscaping plan. Ground cover, shrubs and trees should be used to mitigate visual impacts of development.
 - a. All landscaping will be subject to approval by the Fire Marshall to make sure that it does not create a fire hazard.
 - b. Retaining walls should be landscaped by using vines, shrubbery or planers to reduce their apparent height and to ensure that they blend with their natural surroundings. The proposed landscaping should be included in a landscape plan.

Outdoor Lighting

- a. Please provide a lighting plan for proposed lighting. The number, intensity, and location of light sources should be carefully designed so as not to be directly visible from off-site.

Grading

- a. When grading is required, gradient shall not be steeper than 1:2 (vertical to horizontal) and preferably will be a 1:3 gradient.
- b. Newly graded areas shall be seeded/mulched or re-vegetated within a reasonable time period (30 days) to reduce visual impacts of grading and to prevent erosion.
- c. All cuts and fills of grading should be adequately rounded off to blend with the surrounding natural terrain, where conditions permit.

Vegetation

- a. Are any trees being removed on site? Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level should be preserved and integrated into the site design.
 - b. Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level should be protected during site preparation and building construction.
2. Story poles shall be required of all new buildings subject to Tier 2 design review. Story poles shall be fully erected, per the story poles standards established by the Planning Office (see attachment), and shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles shall, at a minimum, remain in place until the close of the public hearing.

CAL FIRE

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

This project (PLN22-127/128) 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.

1. Roadway and Driveway Surfaces: Ensure driveway is 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.
2. Turnouts and Turnarounds: Driveways will require multiple turnouts. First driveway will require a turnout at midpoint since driveway is over 300 feet. Ensure turnouts and turnarounds meet specifications in § 1273.05 & § 1273.06.

§ 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.

§ 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.

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

§ 1276.01. Setback for Structure Defensible Space.

- (a) 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.

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS

Contact Bryan Much at 707-588-8455 or nwic@sonoma.edu regarding the following comments:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

4. The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous survey (Cartier 1980) and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.
5. We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

If you have questions regarding the application, please call (408) 299-5707 or email eunice.ban@pln.sccgov.org.

Sincerely,

Eunice Ban, AICP
Senior Planner