

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

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April 3, 2024

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 application Design Review and Grading Approval is deemed **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.

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

1. Please submit [Planning Development Application](#) with signed Acknowledgement and Agreements form.

2. As stated in Zoning Code 3.20.040 (D), Retaining Walls. Retaining walls visible from the valley floor shall not exceed 10 feet in height as measured from grade at face to top of wall. Current plan only shows the top of the finished grade and not top of the wall. Please state the full height of the retaining wall from finished grade to the top of the wall. Multiple “stepped” retaining walls whose total height exceeds 10 feet must each be offset by at least six (6) horizontal feet. Visible walls shall be colored and textured to complement the background land and vegetation, per the adopted Design Review Guidelines.
3. The light reflectivity value (LRV) of exterior surfaces shall not exceed 45. Please indicate the LRV of the proposed exterior surfaces. The zoning administrator may additionally specify subdued chroma (color saturation) when warranted for a structure deemed to have high visibility and contrast against the site’s background.
4. Exterior colors of all structures (walls, roof, window trim / accent, retaining walls, fences) shall use natural dark earth tones such as hues of brown, green and shades of gray. Please indicate what colors will be used for the exterior.
5. Outdoor lighting needs to be provided, and it is not shown on landscape plan as indicated.
6. Structure determined to be located on ridgelines should be designed with low profile elevations. Please indicate the reason or need for high attic roof. Property should also be redesigned to align with the slope of the hill to blend with the natural topography.
7. More landscaping should be added to reduce the visibility of the structure.

LAND DEVELOPMENT ENGINEERING

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

8. Per the previous comments, grade the driveway approach area so that the retaining walls can be removed from the limits of the right of way if possible. Retaining walls appear to be located within the right of way at the driveway entrance.
9. Please include a modified Roads and Airports driveway approach per B2 with no sidewalk to accommodate for the conform of the proposed driveway to the existing curb and gutter.
10. Please provide cross sections of the grading through the water tank pad areas and the surrounding retaining walls. Indicate what surface the pads will be constructed out of. Include the areas of grading for the water tank pads in the grading quantity table and all impervious surfaces created by the tank pads in the stormwater questionnaire.
11. Provide a completed San Francisco Bay Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans and include a stormwater management plan clearly showing the proposed drainage management areas as necessary.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

12. Provided site plan illustrates an area for an onsite wastewater treatment system dispersal field; however, the plan set does not show the locations where soil profiles and percolation tests took place. On a revised site grading and drainage plan, show the

locations where soil profiles and percolation tests took place/ previously conducted (if applicable, include failed percolation test holes). Provide soil profile logs and percolation test results.

13. Demonstrate through wastewater calculations the minimum amount of dispersal field required to accommodate the proposed dwelling.
14. In writing, identify the source of potable water serving the proposed development.
 - a) Is it an onsite water well? If so, locate and show water well location and contact the Department of Environmental Health (Jeff Camp, 408-918-3473) for individual water clearance. This is a separate submittal to Environmental Health and subject to completion of a service application, submittal of well/ water related documents, and payment of applicable fees.
 - b) Alternatively, should the source of potable water derive from a local water company, then on a revised site grading and drainage plan identify the water company by name. Obtain and provide a water will serve letter from the water company. The water will serve letter shall speak to the water company's ability and intent to provide the propose dwelling/development with potable water.

FIRE MARSHAL'S OFFICE

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

14. Provide a Response Letter addressing comments below. Provide sheet that comments were addressed. More comments may be made when more information is supplied.
15. Sheet G0.0 (1 of 30) under deferred submittal states the fire sprinklers will be submitted to the Building Official. This note regarding the Building Official should be removed as the sprinklers will be reviewed by Santa Clara County Fire. To reduce confusion, the sprinklers just need to be listed as a deferred submittal.
16. The plans appear to show the site being served by S.J. Water, then feeding on-site water tanks. Provide information regarding why this is proposed rather than installing a standard fire hydrant. This may include the size of underground pipe serving fire protection and or further documentation from S.J. Water regarding this proposal. Additionally, there appears to be an existing standard fire hydrant on Pleasant Knoll Ct. If a (N) standard hydrant can be supplied, then a standard hydrant may be required.
17. Plans to show hydrant as (N) or (E) and standard or wharf hydrant. Sheet C3.0 (20 of 30) states a dry barrel hydrant. This doesn't clarify the type of hydrant being proposed.
18. If a standard fire hydrant served by the water purveyor isn't possible (with adequate underground pipe size), a wharf hydrant is to be placed per CFMO-W4. This includes but isn't limited to the following.
 - a) Wharf hydrant to be located at a 20 ft. drivable width, fire department turnout or fire department turnaround.
 - b) Wharf hydrant to be a minimum of 55 ft. from a structure.

19. Sheet C3.0 (20 of 30) shows a (N)2,500 gallon domestic water tank. More information is needed as the minimum domestic/fire sprinkler water tank is 3,000 gallons per CFMO-W5.
20. Fire department access to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. The Response Letter states this is noted, but doesn't give the sheet number. [CFC Section D102 and CFMO-A1 Section II.G]
21. Plans are to show slope of fire department access not exceeding 15%. The Response Letter states this is noted, provide page number where the fire access slope is shown. [CFMO-A1 Section II.C]
22. Fire department turnaround meeting CFMO-SD16 needed if driveway or dead-end road is greater than 150 ft. in length. Plans to clearly label the turnaround and show the dimensions. Response Letter states this is noted, a clearly marked turnaround meeting CFMO-SD16 dimensions couldn't be found. [CFMO-A1 Section II.C and CFMO-SD16]
23. Plans to show any gates crossing fire department access, online maps appear to show a gate crossing Pleasant Knoll Ct. at one point. Gates to be labeled as (N)new or (E)existing and manual or mechanical. All mechanical gates to have a Knox Key Switch shown as (N) or (E). [CFMO-A3 and CFC Section 503.5 and Section 506]

Please ensure that comments are incorporated into 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, and Grading Approval application has been 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 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 eunice.ban@pln.sccgov.org.

Sincerely,



Eunice Ban, AICP
Senior Planner