

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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San Jose, CA 95110

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July 3, 2024

Islam and Samantha Muhammad

4200 Voltaire Street

San Jose, CA 95135

[addnan.islam@gmail.com](mailto: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](mailto:eunice.ban@pln.sccgov.org) regarding the following comments:

1. 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. Please state the full height of the retaining wall from finished grade to the top of the wall for the southern retaining wall on the driveway.

2. As mentioned in the first policy issues letter dated October 26, 2023, please adhere to the [design review guidelines](#) to minimize the visual impact of development and preserve the natural character of hillside area. The main area of concern pertains to the building form:
  - a. Building Form
    - i. The slopes of the roof should follow the natural contours of the land.
    - ii. Bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes.
    - iii. The second story should be set back from the first floor façade to step with the land and reduce apparent bulk.

### **LAND DEVELOPMENT ENGINEERING**

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

3. 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.
4. Per the previous comments, based on the results of the Questionnaire submitted, incorporate the applicable stormwater treatment measures in the plans and include a stormwater management plan clearly showing the proposed drainage management areas as necessary. Provide a Drainage Management plan showing the collection and treatment all runoff originating from the proposed new or replacement impervious area, including the area within the right of way. A significant portion of the driveway appear to be graded toward the right of way and freely discharging on to Pleasant Knoll Ct. which is not allowed. Distinct drainage management areas shall be shown on the plans with respect to the proposed treatment facilities.
5. Provide a section detail of the grading required for the proposed concrete patio at the rear of the house.

### **DEPARTMENT OF ENVIRONMENTAL HEALTH**

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

6. 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. Page C-2 illustrates 4 leach lines; however, locations where soil profiles and percolation test holes were not included within the designated dispersal field area.
7. Demonstrate through wastewater calculations the minimum amount of dispersal field required to accommodate the proposed dwelling. Page C-2 as submitted shows a proposed dispersal field; however, wastewater calculations were not included, nor results from soil profiles and percolation tests.

8. In writing, identify the source of potable water serving the proposed development. Submitted plans identified San Jose Water Company as the potable water provider.

a) 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](mailto:alex.goff@sccfd.org) regarding the following comments:

9. Provide a Response Letter addressing comments below. Provide sheet that comments were addressed. More comments may be made when more information is supplied.

10. As S.J. Water appears to serve the site, a standard fire hydrant is to be shown on plans located within 600 ft. exterior path of travel to all portions of fire sprinklered structure. Previous comment asked for this to be a Condition of Approval as the plans currently show above ground water tanks and a wharf hydrant. Above ground water tanks and wharf hydrant's are only acceptable if a water purveyor isn't available to serve a standard hydrant. A standard hydrant is required unless information can be provided that the water company is unable to serve a standard fire hydrant.

11. Plans to show the standard fire hydrant as (N) or (E).

12. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 1,125gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)]

a) Contact water purveyor for flow data.

b) Flow has been reduced due to fire sprinklers.

13. Plans are to show slope of fire department access not exceeding 15%. The slope of Pleasant Knoll Ct. still isn't clear. [CFMO-A1 Section II.C]

14. Plans are to show a fire department turnaround meeting CFMO-SD16. Plans to clearly label the turnaround and show the dimensions. Response Letter states this is a roundabout at the end of Pleasant Knoll Ct., a clearly marked turnaround meeting CFMO-SD16 dimensions couldn't be found as it wasn't identified on the plans. [CFMO-A1 Section II.C and CFMO-SD16]

15. The Response Letter states that the end of Pleasant Knoll Ct. is to be the turnaround. Sheet ER-1 (28 of 34) shows a concrete washout in this location. A fire department turnaround is to be kept clear at all times with no storage of any items or vehicles.

16. 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). The Response Letter states "By Others", it's not clear what this means and the plans don't

appear to show clarify where this gate is. [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](mailto:eunice.ban@pln.sccgov.org).

Sincerely,



Eunice Ban, AICP  
Senior Planner