

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor  
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October 9, 2024

Addnan Islam  
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**\*\*Sent via email\*\***

**FILE NUMBER:** PLN23-183  
**SUBJECT:** Design Review (Tier 2) and Grading Approval for a new 6,473 sqft single-family residence with attached garage, porches, patio, driveway, retaining walls, and associated improvements.  
**SITE LOCATION:** 3655 Pleasant Knoll Court, San Jose, CA 95148-1922 (APN: 654-25-011)  
**DATE RECEIVED:** September 10, 2024

Dear Addnan Islam, Maurice Camargo, and Francisco Torres,

Your application for Grading Approval and Design Review was received on the above date and is **incomplete**. For application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made via the internet. To do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Resubmittals are made electronically with Reva Kakaria, the assigned project manager/planner, and must include all requested information. 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 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 particular specialty or division and can provide details about the requested information.

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

Please submit electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment. All items must be addressed and included in the submittal.

### **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:

1. Provide a Response Letter addressing comments below. Provide sheet that comments were addressed. More comments may be made when more information is supplied.
2. Plans to show hydrant as (N) or (E) and standard or wharf hydrant.
3. Plans currently show a (N) 5,000 gallon water tank. Clarify what this tank serves.
4. The minimum amount of water for a wharf hydrant based on a fire area greater than 3,600 sf. but less than 10,000 sf. is 10,000 gallons. An example of describing the tanks would be (N)2-5,000 gallon water tanks for wharf hydrant.
  - a. Amount of water to be based on CFMO-W1.
5. Plans show a (N)2,500 gal domestic water tank. The minimum size domestic tank is to be 3,000 gallons to serve the residential and fire sprinkler system.
6. Water tanks located within 20 ft. of a structure are to be steel tanks. The plans are to clearly state these tanks are steel or the tanks need to be relocated.
7. Wharf hydrants are to be located per CMFO-W4. This includes but isn't limited to the following:
  - a. Being a minimum of 55 ft. from a structure.
  - b. Being located at a fire department turnaround, turnout or 20 ft. drivable width.
8. Plans are to show and label a fire department turnaround meeting CFMO-SD16. Response Letter states there is a cul-de-sac at the end of road. The dimensions aren't clear as sheet 17 of 37 shows a line of 63.36 ft. The minimum width is to be 64 ft. and it's not clear if the 63 ft. is including a curb. [CFMO-A1 Section II.C and CFMO-SD16]
9. 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 Civil Response Letter states this information isn't known and to check Architectural. This information wasn't found and is needed as part of this review. [CFMO-A3 and CFC Section 503.5 and Section 506]

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.

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 this application, please contact (408) 299-5792 or [reva.kakaria@pln.sccgov.org](mailto:reva.kakaria@pln.sccgov.org).

Sincerely,  
*Reva Kakaria*  
Reva Kakaria  
Assistant Planner

CC:  
Samuel Gutierrez, Principal Planner  
Alex Goff, FMO