

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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October 9, 2024

Addnan Islam
Maurice Camargo
Francisco Torres
Email: addnan.islam@gmail.com
maurice@camargo.com
francisco@camargo.com

****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,

Staff has reviewed your application, submitted on the date above. The comments below are not incomplete items and are not required to deem this application complete for processing. This section is informational only and can be discussed further if desired with County Staff.

PLANNING OFFICE

Contact Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org regarding the following comments:

Water Tanks

1. The proposed "New 5000 gal. water tank location" encroaches into the front setback. Please modify the location of the proposed water tanks.

Please note that pursuant to Zoning Ordinance Section 4.20.020.O, water tanks on this lot shall have a 30' minimum front yard setback.

- a. If the proposed water tanks are 12' or less, they shall be set back from rear and side property lines a minimum of 3'.
- b. If the proposed water tanks are between 3' and 35', they shall be set back from

rear and side property lines a minimum of 30’.

Please label the height, not to exceed 35’, of all four water tanks on the site plan.

2. The “(N) 2,500 gallon above-ground air gap separation tank” shown on the civil plans is not shown on the site plan. Please ensure that the structures and development shown are consistent between the site and civil plans.
3. Please separately quantify the grading for all three proposed water tank locations in the grading quantities table.

Floor Plans

4. The floor area calculations do not appear to be measured from the rough exterior faces of the exterior walls, as required per the definition of floor area. Please revise as necessary.
5. Note that where the vertical distance between any floor and the ceiling exceeds 15 feet, floor area shall be counted twice. Additionally, floor area shall include the horizontal area of an interior stairway at each of the two or more stories to which the stairway provides access (i.e. stairways shall be counted twice). Please revise as necessary.
6. Provide a scale on all floor plans.
7. As the room labeled “mech storage” appears to be covered and enclosed, include in the floor area calculations.

Elevations and Sections

8. In all elevations, measure the height of the structure as measured from final grade, rather than from finish floor.
9. If the black line beneath the structure in the sections represents the original grade, please label it accordingly, and clearly label final grade as well.

Design Review and Hillside Development Guidelines

The project must substantially conform to the [Design Review Guidelines](#) and the [Guidelines for Grading & Hillside Development](#) in order to be approved. Staff has concerns about the project meeting the following findings:

10. Design Review Objective I, Guideline 1 (Site Design)
 - a. The building form does not follow the natural contours of the land.
11. Design Review Objective I, Guideline 2 (Building Form)
 - a. The slopes of the roof do not follow the natural contours of the land, and the second story is not set back from the first floor façade to step with the land and reduce apparent bulk.

12. Design Review Objective II, Guideline 2

- a. The majority of proposed trees and shrubs are non-native. Additionally, the Black Knight Butterfly Bush is an invasive species.

13. Grading & Hillside Development Guideline 10

- a. The building is not oriented parallel to the hillside.

14. Grading & Hillside Development Guideline 11

- a. The building, which is visually prominent, does not incorporate a tiered design.

Additional Comments

15. Please provide a correctly completed, signed HCP Screening Form, and a signed Hazardous Sites Questionnaire.

16. An Early Outreach sign posted on-site is required for this project. Please print the attached sign template at 24" x 36", post on-site, and provide photographs of the posting.

17. Please note that pursuant to the approved subdivision that created this site (County File 5912), a burrowing owl survey will be required prior to the issuance of any development permits.

COUNTY GEOLOGIST

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

18. Prior to issuance of building and grading permits, submittal of a Plan Review Letter and a Response to Comment Letter will be required. The plan review letter needs to be prepared by the geotechnical consultant confirming that the plans conform with the recommendations presented in the approved reports. The response letter will need to address the following comment:

The Site Overview Image in the Quantum Geotechnical report depicts the Quimby fault zone a few hundred feet southwest of the location as mapped by Cleary (1990). We overlaid the Cleary map in GIS and found that the fault zone transects the southwestern boundary of the subject parcel. Provide an updated version of the figure showing the fault zone location as mapped by Cleary and a brief written description of the updated location. Contact the County Geologist for a copy of the overlay map. (Please note that the fault zone does not impact the location of the proposed development).

If you have questions regarding this application, please contact (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

PLN23-183: Tier II Design Review and Grading Approval
October 9, 2024

Reva Kakaria
Assistant Planner

CC:
Samuel Gutierrez, Principal Planner
David Seymour, County Geologist