

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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San Jose, CA 95110

Phone: (408) 299-5700

[www.sccplandev.org](http://www.sccplandev.org)



May 30, 2024

Nestldown Ranch, LLC  
1745 Dell Avenue  
Campbell, CA 95008  
Attn: Stephan Garaffo

[stephan@nestldown.com](mailto:stephan@nestldown.com)

\*\*\*BY EMAIL ONLY\*\*\*

**FILE NUMBER:** PLN23-192  
**SUBJECT:** ASX application for a bridal suite and trellis. This was previously approved, but permit has expired. Prior file number is PLN17-11102-EXT.  
**SITE LOCATION:** 22420 Old Santa Cruz Highway, Los Gatos, CA 95033 (APN: 558-05-022)

Dear Mr. Stephan Garaffo:

The application for minor Architectural and Site Approval is **incomplete**. For the application processing to resume, please submit the following 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. Floor plan for the trellis shows a total square footage 1,408 square footage, however, it is measured at 647.74 square foot at the scale  $\frac{1}{4}'' = 1$  inch. Please adjust the scale or the total square footage of the floor plan for the trellis and use standard metrics for scale.
2. Please appropriately and consistently label the floor plan on both the site plan and floor plan. Office and dressing room shall be labeled on the floor plan as proposed on the site plan. For additional clarification, please provide the proposed floor square footage and the proposed use as part of the scope of work on the cover/site plan.
3. Please remove the scope of work that is not included as part of this proposed project. For example, new gravel parking area, new asphalt ADA parking, and new trash enclosure is proposed on sheet C-4.5. Proposed catering building and proposed restrooms are shown on the last sheet. These shall be marked existing or removed to avoid confusion with the new proposed scope of work.

### **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:

4. Provide a Response Letter addressing comments below. Provide page number that comments were addressed. More comments may be made when more information is supplied.
5. Add a Scope of Work to the Cover Sheet of the plan submittal. This is typically a couple sentences stating the size of the structures and what they are. A separate document was loaded with a description, but nothing is located on the actual plans.
6. Cover Sheet is to include the following information:
  - a. Size of structure/s.
  - b. Construction type.
  - c. Occupancy type.
  - d. Reference the current codes, an example is the 2022 CFC.
7. There aren't any listed measurements or a scale bar to ensure the provided scale is correct. Provide something such as a scale bar to ensure the scale is correct.
8. Ensure Site Plan is flattened. While reviewing the plans, items such as text boxes kept being moved with the mouse when trying to conduct plan review.
9. Plans are to show a standard fire hydrant located within 400 ft. exterior path of travel to all portions of structures. The plans label an (E) fire hydrant, it doesn't state if it's a standard fire hydrant (required) or a wharf hydrant. [CFC Section 507.5.1]
  - a. Fire hydrant/s to be shown as (N) or (E) and standard or wharf hydrant.
10. The NFPA 1142 analysis couldn't be reviewed as the plans didn't provide enough.
11. . Plans to show minimum fire access drivable width of 20 ft. (excluding shoulders) The plans appear to show sections of fire access with a 16 ft. drivable width. It's not clear if the scale is correct or not.
12. . Plans are to show minimum interior turning radius of 30 ft. and exterior turning radius of 50 ft. The interior turning radius making a left off Old Santa Cruz to the site isn't known. The Response Letter appears to reference the fire department turnaround for this comment, these are 2 different items. [Santa Clara County Ordinance No NS-110.136 Section D103.3].

13. . Plans to show any gates crossing driveway. 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]
14. . Fire department turnaround meeting CFMO-SD16 needed if driveway is greater than 150 ft. in length. Plans to clearly label the turnaround and show the dimensions. Plans call an area a turnaround, however the dimensions aren't clear. [CFMO-A1 Section II.C and CFMO-SD16]

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.

Note the Architectural Site Approval application has been charged a minimum fee 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