

# 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

www.sccplandev.org



November 20, 2024

Gurpreet Sangha  
776 W 9th St,  
Gilroy, CA 95020  
Email: [gurpreeti.mann@gmail.com](mailto:gurpreeti.mann@gmail.com)

\*\*\* Sent via email \*\*\*

**FILE NUMBER:** PLN23-205  
**SUBJECT:** Special Permit for a proposed use of expanded Home Occupation in the unpermitted accessory building to partially abate VIO23-0216  
**SITE LOCATION:** 0 Las Animas Av, Gilroy (APN: 835-15-050)  
**DATE RECEIVED:** October 22, 2024

Dear Gurpreet:

Your application for a Special Permit for the proposed use of expanded home occupation in the unpermitted accessory building to partially abate VIO23-0216, received on the above date is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Please note that the Department is only accepting electronic submittals. Please refer to procedures for planning resubmittal, available on the County website at:

<https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>

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 specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL. PLEASE CALL ME AT (408) 299-6724 TO SCHEDULE AN APPOINTMENT.**

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a *written response* letter addressing each incomplete comment.

### **ENVIRONMENTAL HEALTH**

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

1. Upon completion of septic system feasibility, demonstrate through wastewater calculations, the minimum amount of dispersal field required to accommodate the proposed use. Obtain a DEH "approval recommended" stamped septic design/ site plan. Once obtained, upload the stamped septic design plan to Accela.
2. Contact Jeff Camp at 408-918-3473 for water clearance. Once obtained, upload water clearance approval letter to Accela.

### **FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following: Provide a Response Letter addressing comments below, clarify what sheet comments are addressed. More comments may be made when more information is supplied.

3. Sheet 7 of 9 shows 3 water tanks, however only 2 of the tanks are labeled. Clarify the size and function of the 3rd water tank. A minimum 3,000-gallon water tank would be needed for the domestic/fire sprinkler water.
4. Sheet 7 of 9 shows a fire department turnaround. It appears this is intended as Turnaround "A". Per CFMO-SD16, the length of the turnaround is to be 78 ft. (plans show 72 ft.) and an entry width of 18 ft. for 30 ft. in length (plans show 12 ft.).

### **LAND DEVELOPMENT ENGINEERING**

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

5. Show all of the existing utilities serving the home office, ADU, and garage on the plans. Demonstrate that these structures do not require further easements through the neighboring property for their services unless the necessary easements are provided.
6. Please revise the driveway plan and section to conform to County Standard Detail SD5 to include the rock shoulders required for the support of the driveway and required turnaround. A compacted earth shoulder is not allowed as shown in the current typical driveway cross section. The shoulder areas shall be included toward the impervious area accounting for the Central Coast Regional Board Permit. Please revise the impervious area accounting on the plans. The shoulders may be included in the impervious area accounting as a separate line item.
7. Provide rock shoulders to support the driveway and the fire turnaround and turnout locations where the pavement is in a fill condition.
8. Provide a revised Stormwater Questionnaire, as necessary, to reflect any additional impervious area added to the revised plans as a result of the addition of the driveway and turnaround shoulders. Adjust the impervious area quantities on the plans to reflect these changes as well. Verify all quantities of impervious area shown on sheet C3.

9. Please revise the preliminary grading plan to provide further detail on drainage runoff and routing.
  - a. Please show how the new runoff created by the addition to the impervious areas from the new residence and associated driveway and fire access improvements is being routed to the pond. The response to comments indicates that this is addressed, but the plans area not clear as to where that is shown.
  - b. Please show how the overflow will occur and be discharged from the pond.

### **ROADS AND AIRPORTS**

Contact Tom Esch at (408)-573-2450, [tom.esch@rda.sccgov.org](mailto:tom.esch@rda.sccgov.org) regarding the following:

10. Separate plan sets refer to item in ditch as either an energy dissipater for road runoff or a proposed detention area for the road runoff. Clarify intent and provide additional details or calculations to justify proposed item.
11. Stormwater treatment measures are only allowed in County right-of-way (ROW) if there is no feasible alternative. All new impervious area, including that located in the ROW, should be treated and managed by the on-site system. If off site measures are required, they will be the sole responsibility of the property owner to maintain in compliance with all appliable regulations.

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If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular 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 any additional questions regarding this application or would like to clarify Planning incomplete comments, please contact me at (408) 299-6724 or [buyan.batbaatar@pln.sccgov.org](mailto:buyan.batbaatar@pln.sccgov.org).

Sincerely,

*Buyan Batbaatar*

Buyan Batbaatar  
Assistant Planner

cc: Samuel Gutierrez, Principal Planner