

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

****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)

Dear Gurpreet:

Staff has reviewed the submittal that was received on October 22, 2024, and would like to request additional information related to the project. The items provided below are not incomplete items and are not required to deem the application complete for processing. The following additional information is required to be able to approve/ condition the project:

PLANNING

Contact project planner Buyan Batbaatar at (408) 299-6724 or buyan.batbaatar@pln.sccgov.org regarding the following:

1. Clearly label the proposed JADU on sheet A2.1. Clarify if the bedrooms across the hall are part of the JADU.
2. Provide the height of the proposed main dwelling on sheet A2.2 as measured from final grade to the top of the structure.
3. Please note the height of the proposed water tanks on sheet C1.
4. Please revise the plans and provide a front yard coverage calculation. Pursuant to section [§ 4.30.070\(A\)\(7\)](#) in the County Zoning Ordinance, driveways and parking areas may not be wider than 40 percent of the width of the lot's frontage along the street, measured where the driveway(s) crosses the edge of right-of-way. Driveways and parking areas cumulatively may not cover more than 40 percent of the land area of the front yard. Based on the calculation, additional driveway and parking areas may need to be removed.

Comments from Northwest Information Center was not included in incomplete letter 3. Therefore, including their comments in the policy letter.

NORTHWEST INFORMATION CENTER

Contact Bryan Much at (707) 588-8455 or nwic@sonoma.edu regarding the following comments:

Previous Studies

5. This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

6. We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.
7. Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

Built Environment Recommendations:

8. Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Santa Clara County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily

represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

For questions regarding this letter, please call me at (408) 299-6724 to discuss by telephone or to schedule an appointment to do so.

Sincerely,

Buyan Batbaatar

Buyan Batbaatar
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner