

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



December 20, 2023

****Sent via email****

Raymond Nguyen

0 Bon Vista Court

San Jose, CA 95127

raynguyen88@yahoo.com

FILE NUMBER: PLN23-214

SUBJECT: Grading Approval and Design Review Administrative Approval – Tier 1 (DRX) for a new single-family residence with detached garage and retaining walls.

SITE LOCATION: 0 Bon Vista Court, San Jose (APN: 612-50-014)

DATE RECEIVED: November 20, 2023

Dear Raymond Nguyen:

The application for Grading Approval and Design Review Administrative Approval – Tier 1 (DRX) for a new single-family residence with detached garage and retaining walls located at 0 Bon Vista Court, San Jose (APN: 612-50-014) is **incomplete**. For the application process to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the assigned project 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 RESUBMITTAL. PLEASE EMAIL THE ASSIGNED PROJECT PLANNER TO SCHEDULE AN APPOINTMENT.

Please submit all electronic copies of the revised plans/resubmittal documents in PDF format with a *written response* addressing the following items.

PLANNING OFFICE

Contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org regarding the following comments:

Application Documents

1. The submitted application did not include a copy of the **Assessor's Parcel Map or current recorded Grant Deed**; please provide a copy of these documents in the resubmittal.

Documents provided.

Floor Plans

2. The floor plan and elevations show an exterior staircase connecting the lower level of the proposed house to the rear yard. Please provide detail to what is located at the bottom of the staircase, and if the work associated with those improvements are included in the scope of work for this permit.

Provided landing at the bottom of the staircase. See sheet A2-1, A3-0

Site Plan

3. The submitted site plan is incomplete and missing the following requirements:
 - a. Add the width of the Bon Vista right-of-way and label "County Maintained"; **Note added, see sheet A1-0**
 - b. Provide the distances of proposed structures to property lines and other structures; and, **Note added, see sheet A1-0**
 - c. Provide a table detailing the amount of cut and fill (in cubic yards) associated with each individual improvement (e.g. building pad, driveway, landscaping, etc.), and the total amount of cut and fill. The maximum height and depth of cut and fill must be included on the site plans. The table should correspond with the grading quantities table on Sheet 1 of the civil plans (see Comment No. 5). **Cut & fill table added. See sheet A1-0. Wait for table to be updated per comment #5**
4. The site plan shows one 10" tree in the proposed building footprint to be removed and a 12" tree and a 6" tree near the east property corner to remain, while the demolition plan shows the 12" tree slated for removal, and does not show the 6" tree at the east corner. Please clarify on the site plan if the 12" tree and 6" tree will be retained or removed, and indicate on the site plan the species of all trees on the property. **12" tree and 10" tree to be removed. Trees table added on sheet A1-0**

The site plan and demolition plan shown the existing 10" & 12" trees to be removed while the existing 6" tree to remain.

Grading Data and Documentation

5. The grading quantities table on Sheet 1 of the civil plans is incomplete. Please include the cut and fill quantities and vertical depth of grading associated with the detached garage and retaining walls, as well as cut/fill outside of building footprints (commonly included as 'landscaping'). Please list each improvement separately within the grading quantities table.
Revised grading plan included updated cut and fill table. See sheet 1 for details
6. Provide Grading Design Standards form prepared and signed by a registered civil engineer that states that the proposed grading work meets the minimum design standards outlined by the County Grading Ordinance unless otherwise recommended by the design engineer.
7. Provide Statement of Justification for Grading explaining how the proposed grading is consistent with the required grading findings detailed in Section C12-433 of the County Grading Ordinance, addressing the proposed improvements, and quantities of cut and fill.

Design Review Administrative Approval

8. The plans and application documents show retaining walls proposed on the property. Please provide typical sections and total linear measurement of all proposed retaining walls with appropriate top and bottom of wall elevations at incremental distances. Pursuant to Section 3.20.040 of the County Zoning Ordinance, a project shall not be eligible for administrative design review approval when the project involves retaining walls with elevations exceeding five vertical feet that extend more than 80 horizontal feet. **See Sheet 4 of Grading Plans**

9. The plans indicate that the lower level of the single-family residence will be faced with CMU wall to match the stucco sample. Please add those specs to the Color / Materials Board. Additionally, a color sample and LRV has not been provided for the proposed retaining walls. Pursuant to Section §3.20.040 (D) of the County Zoning Ordinance, retaining walls shall be colored and textured to complement the background land and vegetation. As such, please add color and LRV specs for the retaining walls to the Color / Materials Board. **Provided LRV values for all materials. See sheet A3-0, A3-1 and Materials Board**

GEOLOGY

Contact David Seymour at david.seymour@pln.sccgov.org regarding the following comments:

10. The property is located within a State Earthquake Fault Zone and a State Seismic Hazard Zone for Earthquake-Induced Landslides, which are also County geologic hazard zones. A **geologic report** that addresses the potential impacts of these hazards to the proposed development is required. The report needs to be prepared in accordance with the guidelines provided in California Geological Survey Special Publications 42 (2018) and 117A (2008). The report must be prepared, signed, and stamped by a Certified Engineering Geologist. The consulting geologist can contact the County Geologist to discuss the scope of the investigation. A geology report review fee will be invoiced after a report is submitted for review.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@lde.sccgov.org regarding the following comments:

11. Please comply with the Grading setbacks to property line per County Grading Ordinance C12-558. The ends of the walls appear to be within the 5' grading setback from side property line.
12. Show all of the existing and proposed utilities on the plans.
13. Show the proposed contours depicting the grading for this project. The contours should be shown on the graded slopes as well as the driveway pavement.
14. Provide a section through the two retaining walls depicting the grading at the location of the maximum height of walls where the fill appears to be nine feet in depth at the upper retaining wall.
15. Provide a section through the bioretention pond where the depth appears to be approximately three to four feet of cut.
16. Provide a cross section of the grading through the front of the house across the property. The grading appears be up to eight feet or more in depth and may need to be justified.
17. Provide an additional cross section that runs straight through the garage and main residence near the garage entry. Consider raising the garage FF and the driveway turnaround to conform to the existing natural ground and possibly reduce the grading quantities.
18. Please confirm that the 26% slope of the driveway will appropriately support the access of a typical passenger vehicle. The turn into the garage will be sloped laterally at a higher slope making for an uncomfortable entry into the garage.

ENVIRONMENTAL HEALTH

Contact Jeff Camp at (408) 299-5748 or jeff.camp@deh.sccgov.org regarding the following comments:

19. Obtain and provide a **sewer connection permit from** the County Sanitation District No.2-3 either by calling 408-255-2137 or by emailing to Plans@CSD2-3.org. For sewer clearance, upload the requested document electronically through Accela's public portal for project sign-off.
Request sent for sewer connection permit.
20. Obtain a **water will serve letter from** local water purveyor/water company verifying water service to the proposed development. Once obtained, upload will serve letter to the portal (Accela) for review and sign off. **Request for will serve letter sent.**

FIRE MARSHALL'S OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

21. Plans are to show a fire hydrant located within 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1]
22. Plans to show hydrant as (N) or (E) and standard or wharf hydrant.
23. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 500 gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)]
 - a) Contact water purveyor for flow data.
 - b) Flow has been reduced due to fire sprinklers.
Flow data request sent.

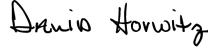
Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within **180 days**, you are required to pay 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.

Please note that the Building Site Approval Application is charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

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 questions regarding the application, please contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner