

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



****VIA Emails Only****

December 29, 2023

Teresa Price

Amanda Musy-Verdel

Via email @ teresa@hannabrunetti.com
amanda@hannabrunetti.com

FILE NUMBER: PLN23-222

SUBJECT: Tier 1 Design Review Application

SITE LOCATION: 0 Aborn Road, San Jose, CA 95135 (APN: 659-08-019)

DATE RECEIVED: November 30, 2023

Dear Teresa Price and Amanda Musy-Verdel,

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:

1. Please ensure that the Petition for Exemption from Environmental Assessment Form is signed by the applicant.
2. Please provide an additional simplified site plan separate from the grading plan that clearly shows and labels the footprint of each existing and proposed structure, required setbacks, and areas of proposed development.
3. Please label the height of structures in the provided elevations, measured from final grade to the highest point of each structure.
4. Please remove the County File No. 11088-17DR from the bottom of sheets in the provided planset. This application is being processed under File No. PLN23-222.

Grading

5. On the grading table on sheet 1 of the provided plans, please ensure that the total cut and fill is mathematically consistent with the values for each individual cut and fill.

6. Clarify what is meant by “sub-ex and recompact (outside building)” and include the associated cut and fill in the total cut and fill values.
7. Please list all proposed cut and fill in the grading table, including for the proposed water tanks and retaining walls.
8. Please ensure that all retaining walls are labeled on the grading plan, including their length and height. There appear to be several unlabeled retaining walls on the provided plan.
9. Please note that upon review of resubmittal materials, this application may be deemed subject to Grading Approval, which will result in additional fees and review.

Santa Clara Valley Habitat Conservation Plan

10. The provided Habitat Plan Screening Form is out-of-date. Please provide an updated completed [Screening Form](#), and ensure that it is signed by the property owner.
11. The project site is located in Area 1: Private Development Covered, and is a covered project under the Habitat Plan. Note that a completed Habitat Plan Application and associated fees will be required prior to the issuance of any grading and/or building permit.

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

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:

Samuel Gutierrez, Principal Planner