

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



January 11, 2024

davidF@mhengineering.com

*** VIA EMAIL ONLY***

FILE NUMBER: PLN23-229
SUBJECT: Grading approval for a proposed garage
SITE LOCATION: 15000 Seymour Ave, San Martin, CA 95046 (APN: 825-07-026)
DATE RECEIVED: December 12, 2023

Dear David Faria,

Staff has reviewed your application, submitted on the above date. 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 Buyan Batbaatar at (408)299-6724 or buyan.batbaatar@pln.scc.gov.org regarding the following comments:

1. From the aerial views of the subject parcel in Google Earth, an unpermitted gravel driveway appeared near the proposed garage somewhere between September 2021 to November 2021. The county records show no issued grading approval or grading permit for the existing driveway in the back. The applicant may choose to legalize the unpermitted grading work through this application, or a new violation may need to be opened through code enforcement.
2. Grading approval may be granted if all findings can be made pursuant to the County Grading Ordinance Section C12-433. As currently proposed, staff have difficulty making the following finding:

C12-433 (a): The amount, design, location, and nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

Please revise the submitted grading justification statement to address the existing unpermitted gravel driveway and the proposed improvements. Please explain why it is necessary for the proposed garage to have a roundabout driveway with multiple access points.

LAND DEVELOPMENT AND ENGINEERING

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

3. Please provide an updated table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project. Quantities shall include the unpermitted import of rock and material to create the unpermitted gravel driveway and state what is to become of that unpermitted material.
4. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
5. Please comply with the Grading setbacks to property line per County Grading Ordinance C12-558.
6. Please demonstrate how the existing driveway improvements to be utilized for access to the proposed structure meet the minimum SD5 driveway standards and the Fire Marshall standards for width and turnaround. Please revise the driveway plan and section as necessary to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. Provide shoulders to support the driveway and the fire turnaround locations where the pavement is in a fill condition.

If you have questions regarding the application, please contact me at (408)299-6724 or buyan.batbaatar@pln.sccgov.org.

Sincerely,



Buyan Batbaatar, Assistant Planner

Cc:

Samuel Gutierrez, Principal Planner