

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****

January 11, 2023

Mike Turner

Via email @ turnerbuilt@gmail.com

FILE NUMBER: PLN23-231

SUBJECT: Design Review, Building Site Approval, and Grading Approval Application for the conversion of an existing accessory structure into a single-family residence and associated grading. A detached ADU/JADU and two detached garages are proposed with the project.

SITE LOCATION: 4450 Roop Road, Gilroy, CA 95020-9097 (APN: 898-02-012)

DATE RECEIVED: December 12, 2023

Dear Mike Turner,

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. The existing upper floor plan for the structure proposed to be converted into a residence on sheet A2 shows existing dwelling space, including several bedrooms, a bathroom, and a kitchen. This structure was permitted under an Agricultural Building Exemption (AE 249-87) as a barn for storing agricultural tools/materials in 1988. No dwelling space was or has since been permitted. Please clarify the existing disposition of the structure and whether it has been remodeled without permits.
2. Please show the planned extent of Roop Road as shown on Parcel Map 381M43 on the site plan. Building and scenic road setbacks must be taken from the edge of the right-of-way as recorded in the Parcel Map. Please revise the site plan accordingly. Note that structures proposed within the scenic road setback will be subject to the full Design Review process and [Design Review Guidelines](#), while structures proposed elsewhere on the parcel may be eligible for Administrative Design Review.
3. The dimensions and bearings shown on the site plan are not consistent with the recorded dimensions and bearings on Parcel Map 381M43. Please revise the site plan accordingly.

4. Please ensure that each existing and proposed structure is accurately and consistently labeled throughout the provided plans, and address the following inconsistencies:
 - a. The existing barn/proposed new primary residence is not labeled on the site plan.
 - b. The structure that appears to be the proposed ADU/JADU is labeled as “House (N)” on the site plan and is required to be corrected as this property per the zoning is allowed to have one primary residence, one ADU, and one JADU.
 - c. Floor plans and elevations do not consistently specify which structures they are representing. Label each floor plan/elevation. Please differentiate between the proposed primary residence, ADU/JADU, detached primary residence garage, and detached ADU/JADU garage.
 - d. Sheet A15 shows a floor plan and roof plan for a proposed workshop, and the project description lists a detached workshop. No proposed workshop is shown on the site plan; two detached garages are shown on the site plan but only one is listed in the project description.
5. Please note that there are no records of permits for the existing carport or any other structures on the property other than the barn permitted under AE 249-87.
6. Pursuant to Zoning Ordinance [Section 4.10.015.J](#), JADUs must contain a kitchen consisting of cooking facilities with appliances, food preparation counters, and storage cabinets that are of reasonable size. Please indicate where these items are proposed to be located on the JADU floor plans.
7. The dimensions provided for the proposed ADU would result in an ADU of 1,260 square feet. Pursuant to Zoning Ordinance [Section 4.10.015.D](#), a detached ADU may not exceed 1,200 square feet in floor area. Please revise the plans accordingly.
8. The color “Shoji White”, proposed for siding on the proposed dwellings, has an LRV of 74. Please note that under Zoning Ordinance [Section 3.20.040.B](#), the LRV of exterior surfaces in the -d1 combining district shall not exceed 45.
9. Note that in order for Grading Approval to be granted, Staff must be able to make all findings in County Ordinance [Section C12-433](#). This includes the finding that the grading proposed is the minimum necessary to establish or maintain a permitted use on the property.
10. The site plan shows “Water Tanks (N)” along the northeastern property line. Aerial imagery indicates that water tanks are already present in this location. Please clarify whether new water tanks are proposed.
11. Please submit a new [HCP Screening Form](#), as the form provided is an out-of-date version of the form. Please state the total new impervious surface proposed on the site plan.
12. Please note the [fence standards](#) that are applicable to this lot, zoned HS-d1-sr.

LAND DEVELOPMENT ENGINEERING

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

13. Provide a taper for the driveway to connect to the limits of the fire turnaround at the house where the proposed driveway connects to the turnaround.
14. Provide shoulders to support the driveway, access road widening, and the fire turnaround and turnout locations where the pavement is in a fill condition.
15. Provide a cross-section of the grading in the house pad and driveway turnaround area.

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:

Lara Tran, Senior Planner
Samuel Gutierrez, Principal Planner
Darrell Wong, LDE