

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



February 29, 2024

David Faria

1656 Cienega Road Unit 100

Hollister, CA 95023

Email: david@fariaengineering.com

*****BY EMAIL ONLY*****

FILE NUMBER: PLN24-020

SUBJECT: Building Site Approval (BSA), Grading Approval (GA), and Planning Clearance for development of a new single-family residence and ADU, development of five (5) new and conversion of the existing residence to a total of six (5) agriculture worker housing units, and development of small-scale winery on a 7.38 acre lot.

SITE LOCATION: 13375 Santa Teresa Bl., San Martin, CA 95046 (APN: 779-18-019)

Dear Mr. Faria,

The information below are not incomplete items and are not required to deem the application complete for processing. The section is informational only and can be discussed further if desired with County Staff.

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments:

1. Santa Teresa Blvd is considered a scenic road. On scenic roads other than US 101, any structure, including signs, that is located within the 100 feet of the right of way of a designated roadway shall be subject to design review, as described in Chapter 5.50 of this zoning ordinance.
2. Two parking spaces are required for single family residence, and at least one parking space is required to be covered. Please indicate on your floor plans where the two parking spaces are reserved. One parking space is required for ADU, unless it meets one of the following criteria:

- a. Is within one-half mile of public transit service and a designated point of access, such as bus stop, light rail station, or any similar facility.
- b. Is within a -h, Historic Preservation Combining Zoning District.
- c. Is part of the existing primary residence or an existing accessory structure.
- d. On-street parking permits are required but are not offered to the occupant of the accessory dwelling unit.
- e. There is a car share vehicle located within one-block of the accessory dwelling unit, which is further defined herein as a designated parking or pickup/delivery location or facility operated by a car share service.

If seeking an exemption on parking, please indicate which exemption applies.

3. Provide the lot slope percentage calculation of the lot on the site plan.
4. As noted in Section 4.20.100, trash enclosures shall be located in the side or rear yard unless such location would prevent accessibility by a collection vehicle. Trash enclosures shall be constructed and maintained as follows:
 - a. They shall be constructed prior to occupancy of the development;
 - b. They shall be screened on three (3) sides by a solid masonry or wood wall of at least six (6) feet in height;
 - c. They shall be screened from view from public rights-of-way; and
 - d. Their locations shall be accessible to refuse-collecting vehicles.
5. Indicate on the site plan, where the vineyard will be located on site for the wine tasting.
6. Any parking facility serving the public shall include designated parking spaces for individuals with disabilities (accessible spaces) and path of travel in accordance with Table 4.30. 1 accessible parking space is required for 1 to 25 parking spaces.
7. Parking facilities consisting of six (6) or more spaces shall have all parking stalls and directional arrows delineated with paint acceptable to the approval authority.
8. A wheel stop or curb, if used, shall be placed between two and one-half (2.5) and three (3) feet from the end of the parking space.
9. Due to the parking spaces of the winery tasting site located near the scenic road, landscaping will be required to screen the parking area without obstructing line of sight from driveway.

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS

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

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

1. Study #6461 (Garaventa et al. 1984), including a small percentage of the proposed project area, identified one or more cultural resources (*see recommendation below*).
2. The proposed project area has the possibility of containing unrecorded archaeological site(s). A field study by a qualified professional archaeologist is recommended prior to commencement of project activities.

3. The proposed project area contains recorded buildings or structures: P-43-002845 Prior to commencement of project activities, it is recommended that this resource be assessed by a qualified professional familiar with the architecture and history of Santa Clara County.
4. 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 any other 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.

If you have questions regarding the application, please call (408) 299-5707 or email eunice.ban@pln.sccgov.org.

Sincerely,



Eunice Ban, AICP
Senior Planner