

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****

March 14, 2024

Jon Godston

David Marlatt

Via email @ godston@gmail.com and david@dnmarchitecture.com

FILE NUMBER: PLN24-031

SUBJECT: Building Site Approval and Grading Approval for a proposed new single-family residence and driveway

SITE LOCATION: 20411 Harvey Way, Los Gatos, CA 95033 (APN: 558-40-033)

DATE RECEIVED: February 13, 2024

Dear Jon Godston and David Marlatt,

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. Per the submitted current grant deed, the legal description of the subject property is Lot 31 as shown upon Book R of Maps, Page 16 (RM16), excepting certain rights. RM16 shows the property lines of this lot as running along the edge lines of Wright Drive and Harvey Way, not their center lines. However, the submitted site plan, grading/drainage plan, topographic survey, and septic plan show the property lines as the center lines of Wright Drive and Harvey Way. Please correct this on all submitted plans and clearly label the property line, edge of right-of-way, and center line of right-of-way. Correctly dimension the rights-of-way, consistent with RM16.
2. Pursuant to the definitions for "Setback" and "Right-of-way" in Zoning Ordinance [Section 1.30.030](#), setbacks must be taken from the property line or from the edge of right-of-way, whichever is most restrictive. The currently shown setbacks are taken from the center lines of Wright Drive and Harvey Way. Please revise the plans to show and clearly label the correct setbacks.
3. Pursuant to the property line configuration shown in RM16, the existing concrete pad and proposed water tanks encroach into Harvey Way. Please modify the location of the

proposed water tanks and state on the plans how the encroachment of the concrete pad is to be rectified.

Please note that pursuant to Zoning Ordinance [Section 4.20.020.O](#), water tanks on this lot shall have a 30' minimum front yard setback.

- If the proposed water tanks are 12' or less, they shall be set back from rear and side property lines a minimum of 3'.
- If the proposed water tanks are between 3' and 35', they shall be set back from rear and side property lines a minimum of 30'.

Please label the height, not to exceed 35', of the proposed water tanks on the plans. Refer to the Lot Line Determination for this lot, enclosed as a separate attachment, for the designated front, side, and rear lot lines.

4. The grading tables shown on Sheet A1.0 and on the preliminary grading plan are inconsistent with each other. Please revise as necessary such that the grading quantities are consistent. Ensure that both tables break down grading quantities by area of grading (e.g. house, driveway, etc.)
5. The provided topographic survey shows an existing dilapidated masonry wall and buried tank in the area of the proposed residence. Please clarify whether these structures are to remain, to be altered, or to be removed.
6. Please label the maximum height of all proposed retaining walls on the site/grading plans.
7. The provided septic plan labels the residence as "4 bedroom residence and attached garage", while the rest of the planset describes and shows a carport. Please clarify and correct as necessary.
8. The provided grading plan labels a planter. If any landscaping is proposed, please indicate the square footage of the landscaping.
9. Please ensure that all sheets in the provided planset are the same size.

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