

# 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\*\***

August 7, 2024

Manjit Saini  
597 Rough and Ready Road  
San Jose, CA 95133-2007  
Via email @ [manjit.saini@iengco.com](mailto:manjit.saini@iengco.com)

**FILE NUMBER:** PLN24-116  
**SUBJECT:** Tier II Design Review for a new 6734 sf single family residence with attached garage, access roads, retaining walls and a leach fields/septic system.  
**SITE LOCATION:** Bella Madeira Lane, San Jose, CA 95127 (APN: 654-64-012)  
**DATE RECEIVED:** July 8, 2024

Dear Manjit Saini,

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](mailto:reva.kakaria@pln.sccgov.org) regarding the following comments:

1. Please correct the zoning of the subject parcel on Sheet A1.0 to HS-d1.
2. Correct the height listed on Sheet A1.0, which currently states a building height of 38'-10". The maximum height of a residence in the HS-d1 district is 35 feet.
3. Provide a clean set of architectural plans (i.e. without stamps, Conditions of Approval, or project numbers that were applied for a previous permit).

### *Design Review*

The proposed development must meet all applicable Design Review requirements in Zoning Ordinance [Section 3.20.040](#), as well as meet the objectives of the [Santa Clara County Design Review Guidelines](#) to the greatest extent possible. As currently proposed, the residence does not appear to meet the following requirement:

PLN24-116  
August 7, 2024

4. Section 3.20.040.C.2: The maximum height of a wall plane, including foundation and other continuous components, shall be 24 feet. Wall planes on the east and west sides of the structure do not meet this requirement. Note that portions of a wall plane must be offset by at least 5 horizontal feet to be deemed discontinuous for the purposes of this provision.

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

Sincerely,

*Reva Kakaria*

Reva Kakaria  
Assistant Planner

CC:  
Samuel Gutierrez, Principal Planner