

PLN24-116
August 7, 2024
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

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 regarding the following comments:

1. Please correct the zoning of the subject parcel on Sheet A1.0 to HS-d1.
Response: Zoning of the subject parcel on Sheet A1.0 has been corrected 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.
Response: The building height on Sheet A1.0 has been corrected, in compliance with the HS-d1 district regulations.
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).
Response: A clean set of architectural plans, without stamps, Conditions of Approval, or previous permit project numbers, has been provided.

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:

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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.

Response: This was the exemption used in the previous design review approval. Exemption for Sites Not Visible. Any project where buildings or structures would be situated on portions of a lot outside of the visible viewshed area (based on GIS visibility analysis) shall be eligible for a discretionary exemption or administrative design review approval (see § 5.50.060). Additional visibility analysis tools and methods may be utilized by staff to further evaluate the potential visibility of a project proposed on such a site. The exemption may not be approved for Tier 3 projects if it is determined that any portion of the proposed building would be visible from the valley floor

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:

Samuel Gutierrez, Principal Planner