

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

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August 22, 2024

****Sent via email****

Karl Shultz

39111 Paseo Padre Parkway, Suite #309

Fremont, CA 94538

karl@shultzassociates.com

FILE NUMBER: PLN24-125
SUBJECT: Architecture & Site Approval Small Project Exemption (ASX)
SITE LOCATION: 168 N Bascom Avenue, San Jose (APN 274-18-008)
DATE RECEIVED: July 24, 2024

Dear Mr. Shultz,

The comments below are not incomplete items and are not required to deem the application complete for processing. However, the information highlights concerns Planning Staff have regarding the project meeting the requirements of the [County Zoning Ordinance](#). The information in this section is informational only and can be discussed further if desired with County Staff.

Ingress and Egress

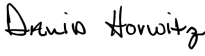
1. [Table 4.30-5](#) of the County Ordinance requires parking spaces angled at 90-degrees to have an aisle width of 20 feet. The site plan of sheet A1.1 of the plans shows the 90-degree parking space at the front of the property with only a 14-foot aisle. As such, the parking design does not comply with the requirements of the County Zoning Ordinance. Staff recommend reconfiguring the parking design so that all parking spaces are served by aisles consistent with Table 4.30-5 of the County Zoning Ordinance.
2. Section [4.30.040](#) (C) (2) of the County Zoning Ordinance requires parking areas to be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area. The site plan on sheet A1.1 of the plans shows the parking space at the front of the property within a three-foot and three-and-one-half-inches distance from the N Bascom Avenue right-of-way. Staff recommend depicting that a vehicle can maneuver the parking spot without entering the public street, to substantiate that the parking design complies with §4.30.040.

Note: Pursuant to Section [4.30.100](#) of the County Zoning Ordinance, the approval authority may allow reduction in required parking spaces if one or more of the required findings described in §4.30.100 can be made.

3. Aerial imagery suggests that the subject property (APN 274-18-009) and the south neighboring property (APN 274-18-008) share ingress and egress to the N Bascom Avenue right-of-way. Show the limits of any ingress/egress easement on the subject property that allows the south neighboring property access to the subject property for ingress and egress.
4. The site plan on Sheet A1.1 show separate driveways for ingress and egress. Verify on the plans if these driveways are designated for one-way travel or if they allow for two-way travel.

If there are any questions regarding these comments, please contact David Horwitz at david.horwitz@pln.sccgov.org or (408) 299-5795.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner
Carl Hilbrants, Senior Planner