



Community Development Department
13777 Fruitvale Avenue
Saratoga, CA 95070
408.868.1222

Notice of Incomplete Application

October 10, 2024

Deepak Chandani
13605 Surrey Ln
Saratoga, CA 95070

RE: Builders Remedy - 4 Units
14486 Oak Place (397-22-005)
Application No: CPX24-0011

Dear Mr. Chandani,

A development application was received by the Saratoga Community Development Department on September 15, 2024, for a 4-unit residential project which includes 3 single-family homes and 1 attached ADUs on an approximately 6,750 sq ft parcel located off of Oak Place (APN #397-22-005). Staff has reviewed the application pursuant to Government Code section 65943(a) and 65941.1(d)(2), determined that the application is **incomplete**, and identified the following items which must be addressed prior to further processing of the application. These comments also note certain inconsistencies between the application and applicable local standards and code provisions. We will provide a complete list of such inconsistencies at the appropriate time pursuant to Government Code section 65589.5(j)(2).

A. California Environmental Quality Act (CEQA)

The application is a project subject to CEQA review. If you believe that a categorical exemption to CEQA may apply to this project pursuant to Government Code section 15300, please submit a formal exemption request stating how the project qualifies for the given categorical exemption. Staff will review the request and make a determination.

This is not an incomplete item but just a notice that the project will require CEQA review.

B. Design Review Submittal Checklist

The following items as listed on the Design Review Submittal Checklist are not included in the plans:

Application:

- 1) [Neighbor review forms](#) from adjacent, neighboring property owners. Neighbors may choose to fill out the form and mail it directly to the City.

Site Plan(s)

- 2) Identify common name, size (dbh), and accurate dripline/canopy of all existing trees on the property. Include trees on adjacent properties whose canopies encroach upon the subject property.
- 3) Indicate all trees proposed for removal or relocation (if applicable). Please provide all City Arborist Report recommendations, including tree protective fencing on the plan.
- 4) Number trees according to the Arborist Report (if applicable with Arborist review).
- 5) Utility locations shown including both connection points and pipeline locations, are to be shown on the plans. If they are to remain, and will not be capped or replaced, please note this on the plans. Utilities include gas, electricity, water, sewer and drainage.
- 6) Show the location, height and materials of all existing and proposed walls, fences, gates, and pilasters, including those to be replaced. Please see [Article 15-29](#) of the City Code for fence requirements.
- 7) Show the location of garbage area, including any screening, walls, or structures.
- 8) Show location of solar panels. Include on elevations if roof mounted.
- 9) Include the following notes:
 - a. Prior to foundation inspection by the City, the LLS of record shall provide a written certification that all building setbacks are per the approved plans.
 - b. Disposition and treatment of storm water will comply with the National Pollution Discharge Elimination System (NPDES) Standards and implementation standards established by the Santa Clara Valley Urban Runoff Pollution Prevention Program.
- 10) Please note on the plans that West Valley Collection & Recycling shall be used during construction, as they are the exclusive roll-off and debris box provider for the City of Saratoga.

Elevations

- 11) Please illustrate the natural grade line in addition to the finished grade and average natural grade.

Cross Sections

- 12) Include the interior heights of all rooms including any attics or crawlspace.

Landscape Plan

- 13) Identify the common name, size, and accurate dripline/canopy of all proposed and existing (to remain) trees ([Article 15-50](#)). Show all proposed and existing (to remain) shrubs, flowers, etc.
- 14) Include the percentage of hardscape in the front setback area.
- 15) Show all existing and proposed fencing, walls, retaining walls, etc.
- 16) Please call out all City Arborist Report recommendations on the plan, if applicable.
- 17) Please include the Water Efficient Landscaping requirements where applicable ([Article 15-47](#)).

14486 Oak Place
CPX24-0011

- C. Engineering** – Project review Engineering comments are pending and will be provided as soon as the review is completed.
- D. City Arborist** – Project review City Arborist comments dated 9/24/24 are attached.
- E. Public Works** – Project review Public Works comments dated 10/8/24 are attached.
- F. Santa Clara County Fire Department** – Project review fire department comments dated 9/24/24 are attached.

Additional comments may follow upon receipt of the items requested above. Please contact me if you have any questions.

Sincerely,

Kyle Rathbone
Assistant Planner
krathbone@saratoga.ca.us
408-868-1212



MEMORANDUM

To: Saratoga City Community Development Department

From: Emma Burkhalter, Associate Engineer, Public Works Department

Subject: **14486 Oak Place**
Application CPX24-0011

Date: October 8, 2024

Public Works Inconsistency Letter, CPX24-0011

The Public Works Department has reviewed your proposed Tentative Map for the above-referenced project. Please see the comments below for the items that need to be addressed prior to our approval of the proposed Tentative Map:

- 1) Add a new section or page to the plan set for Off-Site Improvements, which will include:
 - a. All proposed improvements between the property line and the existing edge of the street. The proposed driveway approach must be between 14' and 24' in width, per City Standard Detail 206.
 - b. Reduce number of proposed driveway approaches along the property's Oak Place frontage to one (1). Per City Code 14-25.030(r), no more than one driveway approach for each forty feet of lot frontage is allowed.

If you have any questions, please contact me at (408) 868-1274 or eburkhalter@saratoga.ca.us.



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. **24 3856**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Saratoga Municipal Code (SMC) and, California Code of Regulations (CCR).

The scope of this project includes the following:

Proposed new residential development consists of 3 single family dwellings and 1 attached ADU.

Plans Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having **BOLD** Font require correction prior to approval.

Plan Review Comments:

1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required: Make a note sheet G000 that sprinklers will be installed.**

3. **Ground Ladder / Emergency Rescue Openings Required:** (As Noted on Sheet A300) Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. Climbing angle of seventy five degrees shall be demonstrated on the plans and maintained. Landscaping shall not be allowed to interfere with the required access (CFC Sec. 503 and 1031 NFPA 1932 Sec. 5.1.8 through 5.1.9.2).

4. **Required Fire Flow:** The minimum require fireflow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
STG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Openscope Studio, Inc	09/24/2024	1 of 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
3	2742		Residential Development				SB-330 Builders Remedy			
NAME OF PROJECT						LOCATION				
SB-330 BUILDER'S REMEDY						14486 Oak Place Saratoga				
TABULAR FIRE FLOW				REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY		
500				<div></div>		500		Ip, Kenny		





SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. **24 3856**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Provide a fire flow letter from a local water purveyor confirming the required fire flow of 500 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (San Jose Water) for details on how to obtain the fire flow letter

5. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

6. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

7. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
STG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Openscope Studio, Inc	09/24/2024	2 of 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
3	2742		Residential Development				SB-330 Builders Remedy			
NAME OF PROJECT						LOCATION				
SB-330 BUILDER'S REMEDY						14486 Oak Place Saratoga				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
500						<div></div>		500		Ip, Kenny

