



Community Development Department
City of Saratoga
13777 Fruitvale Avenue
Saratoga, California 95070

REQUIREMENTS FOR TECHNICAL PLANNING REVIEW

Planning and Building Department Counter Hours:

Monday – Thursday

(Closed every Friday)

8:00 am – Noon and 1:00 pm – 5:00 pm

The following items are required for Technical Review by the Planning Department.

****Plans must be ready to submit to the Building Department****

1. Planning Fee **\$520.00** (There is a separate requirement for Building fees and Arborist fees):
 - a. Check, payable to “City of Saratoga”
 - b. MasterCard or American Express - includes a 3% convenience fee (VISA not accepted)
 - c. Cash

2. Four Plan Sets - plan sheet size should not exceed 24"X 36". The plan set shall include the following information (details regarding Planning requirements are contained on pages 2-5):

a. Cover Sheet	<input type="checkbox"/>
b. Site Plan	<input type="checkbox"/>
c. Elevation Drawings	<input type="checkbox"/>
d. Floor Plans	<input type="checkbox"/>
e. Roof Plans	<input type="checkbox"/>
f. Cross Section Drawings	<input type="checkbox"/>
g. Arborist Report and Tree Removal Permit (if applicable)	<input type="checkbox"/>
h. Boundary Survey (if applicable)	<input type="checkbox"/>
i. Topographic Survey (if applicable)	<input type="checkbox"/>
j. Items required for Building Department submittal (e.g., structural drawings)	<input type="checkbox"/>

**Please check with the Building Department for separate submittal requirements and fees.*

The 10 day Technical Review period begins after the project notification sign is posted in the front yard of the project site.

The plans may not be taken out of the building and must be submitted directly to the Building Department on the day of pick-up. Changes to the plans may cause a delay.

Plan Submittal Requirements

Please submit the following with your application for review:

1. **COVER SHEET** – Include all of the following information (regardless of duplication elsewhere)
 - a. Plan preparer’s name, address and telephone number
 - b. Date of drawing and subsequent revisions
 - c. Directional arrow and scale (all pages)
 - d. Project description – include number of trees to be removed
 - e. Assessor’s parcel number (APN)
 - f. Owner’s name and address of project
 - g. Vicinity map
 - h. Zoning district
 - i. Gross and net lot size (defined in City Code 15-06.620) otherwise, indicate if gross = net
 - j. Age of home and any other structures being remodeled or removed
 - k. Slope at building’s edge
 - l. Average slope of entire site (or indicate that the site is level)
 - i. Show the following calculation with data from a topographic survey:

$S = \frac{.00229(I)(L)}{A}$

where:
 S = % average slope
 I = contour interval (intervals < 5 feet)
 L = aggregate contour lengths in scale feet
 A = net site area expressed in acres

- m. Allowable floor area – with reductions for slope as specified in City Code 15-12.085.
- n. Floor area table and diagram of all existing and proposed structures that are enclosed on three or more sides with a solid roof.

FLOOR AREA	Existing	Proposed	Total SF
First Floor			
Second Floor			
Garage			
Enclosed Porch			
Other (e.g., Shed)			
TOTAL			



- o. Impervious Coverage Table with breakdown of site coverage.

SITE COVERAGE			
<u>Impervious Surfaces</u>			<u>Total SF</u>
Footprint of Home/Garage (including roof overhang)			
Driveway			
Walkways / Decks /Patio			
Other (e.g. Cabana / Shed / Pool / Tennis Court)			
(a) SUBTOTAL IMPERVIOUS			= _____ sf Impervious
<u>Pervious Surfaces</u>	<u>Actual S.F.</u>	<u>50% credit</u>	<u>Total SF</u>
Permeable paver driveway		(-)	
Permeable walkways/patio		(-)	
Other			
(b) SUBTOTAL PERVIOUS	= _____ sf	= _____ sf	= _____ sf Pervious
SITE COVERAGE TOTAL (a) + (b)			= _____ sf Total Coverage

* Please call out 'other' line items (e.g., garden shed, gazebo, trellis, arbor, 2nd dwelling, etc.)
 ** Must provide documentation showing permeability to qualify for 50% credit

- p. Height Information Table that includes the following.

HEIGHT	Foot Elevation
Lowest elevation point at the buildings edge from natural grade	
Highest elevation point at the buildings edge from natural grade	
Average elevation point (based on highest and lowest points above)	
Top most elevation point - measured from average point (above) to the top most point of the roof. Include separate calculation for chimney, etc.	

- q. Setback table of required and proposed setbacks.

SETBACKS	Required	Proposed
Front		
Left Side First Floor		
Left Side Second Floor		
Right Side First Floor		
Right Side Second Floor		
Rear First Floor		
Rear Second Floor		

2. **DEMOLITION SITE PLAN** – The demolition plan shall include all of the following information:
 - a. Please show all structures, fences, hardscape, etc. to be removed.
 - b. Include a block diagram of the existing footprint of the home (dashed line).
 - c. Tree Removal and Protection Measures (if applicable) – Indicate all trees proposed for removal or relocation. Please callout all City Arborist Report recommendations, including tree protective fencing on the plan.

3. **SITE PLAN** – The Site Plan shall include all of the following information:
 - a. Adjacent Streets - Show existing and proposed streets adjacent to the property.
 - b. Adjacent Land Uses/Structures - Show the building outline of all adjacent residential structures and include the location of neighbor’s windows on the first and second stories.
 - c. Trees – 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. Show location of trees that provide screening between adjacent properties.
 - d. Tree Removal and Protection Measures (if applicable) – Indicate all trees proposed for removal or relocation. Please callout all City Arborist Report recommendations, including tree protective fencing on the plan.
 - e. Property Lines / Setbacks – Show all property lines. Illustrate all required setbacks with a dashed line. Show distances between existing and proposed structures to property lines. Setbacks are measured from the exterior wall, not the foundation.
 - f. Structures/Hardscape – show all existing and proposed structures and hardscape (home, garage, sheds, pools, driveways, walkways, pavers, decks, patios, etc.)
 - g. Fencing/Walls – show the location, height and materials of all existing and proposed walls, fences, gates, and pilasters, including those to be replaced.
 - h. Trash – show location of garbage, including any screening, walls, or structures
 - i. HVAC/ Generator – Show location (not allowed in any setback).
 - j. Solar Panels – Show location of solar panels. Include on elevations if roof mounted.
 - k. Setback Verification Note – “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.”
 - l. Storm water Retention Note – “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”

4. FLOOR PLANS – The floor plans shall include all of the following information:
 - a. Include a floor plan for each floor/story/level (e.g., 1st floor, 2nd floor, garage, attic, cellar, basement, accessory structures, etc.). Show dimensions measured from the outer walls.
 - b. Show type of all fireplaces
 - c. Please call out the size of all exterior windows.
 - d. Include dimensions of outer walls and the area square footage for each floor plan. Floor area includes any space within three or more sides and a solid roof. Furthermore, any space with an interior floor to ceiling height of 15 feet or greater shall be double counted in area.

5. EXISTING AND PROPOSED BUILDING ELEVATIONS – include the following information:
 - a. Elevation drawings for each side of the structure - show direction (north/west/east/south)
 - b. Two lines parallel; 18 feet above average grade & 26 feet above average grade
 - c. Call out facade colors and materials, including siding, roof, windows, doors, and trim work
 - d. Please call out exterior door materials (e.g., wood, glass, fiberglass, etc.). Note any doors that will have glass windows, glass side-lites, and/or glass panels.
 - e. Include a small-scale roof plan beneath each elevation with an arrow indicating plan view.
 - f. Please illustrate finished and natural grade, elevation at the buildings edge, and the elevation point at the highest point of the roof. Include the average elevation used to measure height.
 - g. Please provide a separate page with elevation details of all proposed accessory structures (e.g., gazebos, fences, pool, etc.) with callouts for materials.

6. ROOF PLAN - Provide a separate roof plan that articulates all roofline intersections.

7. CROSS SECTIONS – Include a minimum of two cross sections that include the following:
 - a. Clearly indicate the highest point(s) of the structure and interior room heights.
 - b. Show both natural and finished grades.
 - c. For basements, show the vertical distance from lowest grade to the finished floor above. Indicate where such vertical distance is equal to forty-two inches.
 - d. *Hillside lots*: show where at least 80% of the basement is below the forty-two inch limit.
 - e. Include a section through any slope over 8% under the footprint of all buildings/structures.

ADDITIONAL REQUIREMENTS

(Additional items may be required depending on project scope)

8. ARBORIST AND TREE REMOVAL REPORT – (*required when the project encroaches upon the canopy/dripline of one or more protected trees*). The arborist report and the tree removal permit shall be incorporated in full into the building plan set prior to submittal. A tree removal permit is required if any protected trees are proposed for removal. There is a separate form and fee for the Permit (\$125). You may submit the tree removal permit form at the information window in the Community Development Department building.

Please note that prior to issuance of permits:

- a. A tree bond shall be posted with the Community Development Department (amount specified in arborist report). A separate form (available at Counter) will need to be taken to and signed by the financial institution/bond company of your choice.
- b. Tree fencing shall be installed, inspected, and approved by the City Arborist in accordance with the arborist report

9. BOUNDARY SURVEY - required for any new construction within two feet of a required setback. The 24" x 36" survey must be labeled "Boundary Survey" and stamped and signed by a licensed land surveyor or registered civil engineer qualified to do property line surveys. Such surveys shall verify the location of all structures, all existing property lines, easements, rights-of-way, trails, public utilities, utility poles, and all protected trees including location of tree trunks and an accurate depiction of tree canopies/drip line.
10. TOPOGRAPHIC SURVEY - required for lots with a slope greater than 8% or when the project is within one (1) foot of the maximum allowable height threshold for Design Review). The topographic survey must include: existing and proposed topography at contour intervals of not more than 5 feet; provide spot elevations for existing grade and existing ridgelines of structures; include an elevation benchmark (such as a street utility box cover); show faults, watercourses, existing and proposed culverts, flood zones and slide areas; include significant topographic features within 100 feet of the property; and identify the designation of the property based on the City's Ground Movement Potential Map. The map must also provide a calculation for average slope over the entire property (see City definition) and show the individual dimensions of each contour line used in the calculation.
11. CC&R's / HOA: Please review your CC&R's or HOA for any restrictions and necessary approvals.