

## County of Santa Clara

### Department of Planning and Development

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CONTINUANCE MEMO  
Zoning Administration  
January 12, 2023  
**Item # 3**

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## File: PLN21-222

### Architecture and Site Approval and Grading Approval for Vista De Lomas Agricultural Research Facility

**Owner:** Liang Dangsheng and Han Jingrong  
**Applicant:** Amanda Musy-Verdel  
**Address:** Intersection of Burnett Av. and  
Vista de Lomas Av., Morgan Hill  
**APN:** 728-38-001

**Gen. Plan Designation:** Agricultural Large Scale  
**Zoning:** A-40Ac-sr-cv  
**Lot Size:** 11.2 acres  
**Supervisory District:** 1

### BACKGROUND

On December 28, 2021, an application for Architecture and Site Approval (ASA) and Grading Approval for construction of a new 4,000 square foot (sq. ft.) agricultural research building with a 4,000 sq.ft. proposed future expansion, a 4,000 sq. ft. single-family dwelling with a 1,200 sq. ft. accessory dwelling unit, and two 5,000 sq.ft. agricultural barns, was submitted to the Planning Office. The application was resubmitted on several occasions with a final resubmittal on June 13, 2022. The application was subsequently deemed complete for processing on July 12, 2022.

### DISCUSSION

In accordance with the California Environmental Quality Act (CEQA), an Initial Study, and subsequent Mitigated Negative Declaration was prepared for the project and posted on November 22, 2022. Staff received two comments as a result of the publication of the Initial Study/Mitigated Negative Declaration. To address these comments, additional information from the applicant is required prior to the Zoning Administration hearing, where a decision on the project will be rendered.

For the reason stated, staff is recommending the Zoning Administration Hearing for PLN21-222 be continued to a date uncertain, but not beyond the new Permit Streamlining Act deadline.

**ADDITIONAL INFORMATION**

**Permit Streamlining Act**

The ASA and Grading Approval application was deemed complete for processing on July, 12, 2022, with a Permit Streamlining Act deadline of January 12, 2023 (180-days). County Staff requested a one-time, 90-day extension to the Permit Streamlining Act deadline, which was granted by the applicant. The new Permit Streamlining Act deadline is April 12, 2023.

**REVIEWED BY**

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