

# County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
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(408) 299-5770 FAX (408) 288-9198  
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## SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

### AGENDA

Thursday, November 12, 2020, 9:30 a.m.

**\*\*BY VIRTUAL TELECONFERENCE ONLY \*\***

#### NOTICE TO THE PUBLIC

Pursuant to the provisions of California Governor's Executive Order this hearing will be held by teleconference only. No physical location will be available for this hearing; however, members of the public will be able to participate in the hearing as noted below.

#### INSTRUCTIONS

The Santa Clara County Zoning Administration Hearing Officer will be conducting a public hearing to consider the projects identified below. The hearing will be conducted by virtual teleconference only.

The Agenda is published on the Department of Planning and Development's website under the Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>).

While COVID-19 Public Health Orders remain in effect, project plans and other documents will be available to the public **by virtual appointment only** on Mondays from 9:30 a.m. to 5:00 p.m. and Tuesdays through Fridays from 8:00 a.m. to 5:00 p.m. Documents will be available on the Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>) the Friday before the hearing.

Please submit document requests, questions, and written comments to the project planner at the email address listed in the Agenda. To attend the hearing, visit the County Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>) 48 hours prior to the meeting for instructions on how to participate by virtual teleconference through Zoom.

Appeals regarding decisions of the Zoning Administration Hearing Officer must be filed within 15 calendar days of the decision and shall be accompanied by a non-refundable filing fee. If you challenge a land use decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of Santa Clara at, or prior to, the public hearing.

### HEARING OFFICER

Rob Eastwood, Planning Manager

### CONTINUED PUBLIC HEARINGS

None

### PUBLIC HEARINGS

1. File: PLN19-0068 Building Site Approval, Grading Approval, and Design Review  
Owner: Alex Minkin  
Planner: Lara Tran (408)-299-5759 [lara.tran@pln.sccgov.org](mailto:lara.tran@pln.sccgov.org)

Request: Consider recommendation for a concurrent land use entitlement for a Building Site Approval, Grading Approval, and Design Review. The request includes the construction of a new 3,487 square foot single-family residence with a 480 s.f. square foot detached garage, on a 0.9-acre underlying lot. Associated site improvements include a new access driveway, removal of three (3) trees, and demolition of the existing single-family residence. Grading consists of 800 cubic yards of cut and 125 cubic yards of fill.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303(a)); and,
2. Grant Building Site Approval, Grading Approval, and Design Review, pursuant to Conditions of Approval.

Property Address: 540 Valley View Drive, Los Altos  
Present Land Use: Single Family Residential  
Env. Determination: Categorical Exemption (Section 15303(a))  
Supervisory District: 5

APN: 336-08-009  
Zoning: R1E-20-n1  
GP: Los Altos  
Parcel Size: 0.9 acre

2. File PLN20-051 - Variance to reduce sideyard setback  
Owner: Anya Boynton  
Planner: Xue Ling (408)-299-5784 [xue.ling@pln.sccgov.org](mailto:xue.ling@pln.sccgov.org)

Request: Consider recommendation for a Variance request to reduce the side setback from thirteen feet (13'-0") to eight feet, six inches (8'-6") for a 677-square foot addition to an existing single-family residence.

In compliance with the Americans with Disabilities Act, those requiring special accommodations for this meeting should notify the Clerk of the Planning Office at (408) 299-6714, TDD (408) 993-8272, on or before the Friday preceding the Thursday meeting date.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15301(e)); and,
2. Grant the proposed Variance to reduce the front setback from thirteenfeet (13'-0") to eight feet, six inches (8'-6").

Property Address:	5464 Fairway Drive, San Jose	APN: 599-33-015
Present Land Use:	Single-family Residence	Zoning: R1-20
Env. Determination:	Categorical Exemption(Section 15301(e))	GP: San Jose
Supervisory District:	3	Parcel Size: 12,370 sq.ft

**ADJOURNMENT**

December 3, 2020 at 9:30 a.m.

In compliance with the Americans with Disabilities Act, those requiring special accommodations for this meeting should notify the Clerk of the Planning Office at (408) 299-6714, TDD (408) 993-8272, on or before the Friday preceeding the Thursday meeting date.