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.

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: PLN19-0227 – Two-lot Subdivision of a 12.5-acre site  
   Owner: MH Sterling Group Subdivision  
   Planner: Mark J. Connolly (408)-299-5786 mark.connolly@pln.sccgov.org

Request: Consider recommendations for Tentative map approval to subdivide a 12.5 gross-acre site into two parcels (Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres) located at 13875 Murphy Ave, San Martin, CA within the RR-5ac (Rural Residential 5-acre) zoning district. The existing residence would remain on proposed Parcel 2. No associated site improvements are included on Proposed Parcel 1. No trees would be removed. Grading quantities associated with future development of Parcel 1 are approximately 121 cubic yards of total cut and 388 cubic yards of total fill.

Recommendation:
   1. Accept CEQA Negative Declaration; and,
   2. Grant Tentative Map approval, pursuant to Conditions of Approval.

Property Address: 13875 Murphy Ave, San Martin, CA APN: 825-09-007  
Present Land Use: Single Family Residential Zoning: RR-5ac  
Env. Determination: Negative Declaration GP: Rural Residential  
Supervisorial District: 1 Parcel Size: 12.5 acre

**ADJOURNMENT**

January - TBD.

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.