

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA (amended)

AGENDA

Thursday, January 14, 2021, 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 PLN20-155 – Building Site Approval and Variance Modification to reduce a front yard setback, previously approved at 7’-0” to 6’-1¼”.
Owner: John Lipka
Planner: Xue Ling (408)299-5784, xue.ling@pln.sccgov.org

Request: Modification of the 2016 Building Site Approval and Variance Concurrent Land Use Permit for a 2,200-square foot single-family residence. The Modification request is to reduce the front setback from 7’-0” to 6’-1¼” to legalize an encroachment into the front setback that occurred during construction.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303); and,
2. Grant the proposed Building Site Approval and Variance Approval Modification to reduce the front setback from 7’-0” to 6’-1¼”.

Property Address:	19388 Beardsley Road, Los Gatos	APN: 544-12-061
Present Land Use:	Single-family Residence	Zoning: HS
Env. Determination:	Categorical Exemption(Section 15303)	GP: Hillside
Supervisory District:	1	Parcel Size: 0.62 acre

2. File PLN20-159 - Variance request to reduce a side yard setback from an existing, nonconforming setback of 9’-11½” to 9’-10”.
Owner: Sathish Karunakaran and Umashankari Krishnamoorthy
Planner: Xue Ling (408)299-5784, xue.ling@pln.sccgov.org

Request: A Variance request to reduce the existing, nonconforming east side yard setback from 9’-11½” to 9’-10” to legalize construction that occurred, which was misrepresented on the original building plans. The scope of the construction project, as modified, includes a rebuild of

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the existing residence, a two-story addition, and a junior accessory dwelling unit (JADU), totalling approximately 3,347 square feet.

Recommendation:

3. Accept Categorical Exemption from CEQA (Section 15303(a)); and,
4. Deny the approval.

Property Address:	22150 Cloverly Court, Los Altos	APN: 326-12-044
Present Land Use:	Single-family Residence	Zoning: R1-10
Env. Determination:	Categorical Exemption (Section 15303)	GP: USA Cupertino
Supervisory District:	5	Parcel Size: 10,579 square feet

ADJOURNMENT

February TBD.

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