SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA

AGENDA
Thursday, April 8, 2021, 10:00 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.

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S. Joseph Simitian
County Executive: Jeffrey V. Smith
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

1. File: PLN20-102  Design Review (Tier 2) and Grading Approval, for a new Single-Family Residence.
   Owner: Ben M. Charnota
   Planner: Xue Ling (408) 299-5784  xue.ling@pln.sccgov.org
   Request: Consider request for a concurrent land use entitlement for a Design Review (Tier 2) and Grading Approval for a 10,879-square foot new single-family residence with attached garages, and associated improvements of the existing driveway and septic system. Grading consists of 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). No tree removal is proposed for the subject project.

   Recommendation:
   1. Accept Categorical Exemption from CEQA (Section 15303 Class 3 (a)); and,
   2. Grant a concurrent land use approval for a Design Review and Grading Approval, pursuant to Conditions of Approval.

   Property Address: 22546 Butch Drive, Gilroy CA  APN: 830-17-046
   Present Land Use: Single-family residence  Zoning: HS-d1
   Env. Determination: Categorical Exemption (15303 Class 3(a))  GP: Hillsides
   Supervisorial District: 1  Parcel Size: 10-acres

PUBLIC HEARINGS

   Owner: Lin Mon Fong
   Planner: Charu Ahluwalia (408)-299-5740  charu.ahluwalia@pln.sccgov.org
   Request: Consider request of a concurrent land use entitlement for a Design Review (Tier 2) and Grading Approval for a 10,879-square foot new single-family residence with attached garages, and associated improvements of the existing driveway and septic system. Grading consists of 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). No tree removal is proposed for the subject project.

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   Present Land Use: Single-family residence  Zoning: HS-d1
   Env. Determination: Categorical Exemption (15303 Class 3(a))  GP: Hillsides
   Supervisorial District: 1  Parcel Size: 10-acres

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.
construction of two new single family residences on each proposed parcels. Grading quantities for the project are proposed to be 28 cubic yards of cut, and 448 cubic yards of fill. Three non-native trees are proposed for removal with this project.

Recommendation:
1. Adopt a CEQA Mitigated Negative Declaration; and,
2. Grant Tenative Parcel Map approval for a Two-Lot Subdivision and Grading Approval, pursuant to Conditions of Approval.

Property Address: 12400 Columbet Avenue, San Martin APN: 825-23-011
Present Land Use: Single-Family Residential Zoning: RR-5Ac
Env. Determination: Mitigated Negative Declaration GP: Rural Residential
Supervisorial District: 1 Parcel Size: 10 gross-acres

Owner: Seung Nam Kim
Planner: Robert Salisbury (408) 299-5785 robert.salisbury@pln.sccgov.org

Request: Consider request for a Minor Modification of a concurrent land use entitlement for of a Two-lot Tentative Parcel Map and Grading Approval to revise project Conditions of Approval related to off-site road improvements and driveways.

Recommendation:
1. Accept Negative Declaration Addendum
2. Grant Minor Modification of Subdivision and Grading Approval.

Property Address: 0 McKean Road, San Jose APN: 708-36-020
Present Land Use: Residential Zoning: RR-d1
Env. Determination: Negative Declaration GP: Rural Residential
Supervisorial District: 1 Parcel Size: 13.9 acres

ADJOURNMENT

May 6, 2021 at 1:00 p.m.