

County of Santa Clara

Department of Planning and Development
Planning Office

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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.

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: Hillside

Supervisory District: 1

Parcel Size: 10-acres

PUBLIC HEARINGS

1. File: PLN20 – 024 Tentative Parcel Map Approval for a Two-Lot Subdivision and Grading Approval for two new Single Family Residences.
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 two-lot Tentative Parcel Map and Grading Approval for subdivision improvements. The parcel map would subdivide a 10-gross-acre parcel into two lots (Parcels 1 and 2), of approximately 5-gross-acres each. The project also includes subdivision improvements, driveways and building pads for the proposed

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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 Tentative Parcel Map approval for a Two-Lot Subdivision and Grading Approval, pursuant to Conditions of Approval.

Property Address: 12400 Columbet Avenue, San Martin
Present Land Use: Single-Family Residential
Env. Determination: Mitigated Negative Declaration
Supervisory District: 1

APN: 825-23-011
Zoning: RR-5Ac
GP: Rural Residential
Parcel Size: 10 gross-acres

2. File PLN17-10641-MOD1 Minor Modification of a Two-lot Tentative Parcel Map and Grading Approval.
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
Present Land Use: Residential
Env. Determination: Negative Declaration
Supervisory District: 1

APN: 708-36-020
Zoning: RR-d1
GP: Rural Residential
Parcel Size: 13.9 acres

ADJOURNMENT

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

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