

County of Santa Clara

Department of Planning and Development
Planning Office

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



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

AGENDA

Thursday, November 4, 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>).

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

Bharat Singh, Hearing Officer

CONTINUED PUBLIC HEARINGS

1. File: PLN21-040 – Architecture & Site Approval and Grading Approval for the Bridge Building
Owner/Applicant: Stanford University
Planner: David Rader (408) 299-5779 david.rader@pln.sccgov.org

Request: Consider request of a concurrent land use application for Architecture & Site Approval (ASA) and Grading Approval to allow the construction of a new 157,500 square-foot Bridge Building and associated site improvements at the site of the former Herrin Hall and Lab.

Recommendation:

1. Accept Addendum to 2000 Stanford Community Plan and GUP Program EIR; and,
2. Grant a concurrent land use approval for an Architecture & Site Approval and Grading Approval, pursuant to Conditions of Approval.

Property Address: 389 Jane Stanford Way, Stanford
Present Land Use: Academic Campus
Env. Determination: Addendum to 2000 Stanford Community Plan and GUP Program EIR
Supervisory District: 5

APN: 142-05-024
Zoning: A1
GP: Major Educational & Institutional Uses
Parcel Size: 2.46 acres

PUBLIC HEARINGS

2. File PLN20-124 – Design Review and Grading Approval
Applicant: Cove Britton
Owner: Jefferey William Waters and Melissa Faye Waters
Planner: Xue Ling (408) 299-5784, xue.ling@pln.sccgov.org

Request: Consider request of a concurrent land use application for Design Review (Tier II) and Grading Approval to allow construction of a new 10,753-square-foot new single-family residence, with attached garages, and improvements of the driveway and septic system on a vacant lot. Grading consists of 1,425 cubic yards of cut and 1,937 cubic yards of fill (total 3,362 cubic yards).

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 a Statutory Exemption, under Section 15270 of the CEQA Guidelines, Attachment A; and,
2. Deny the concurrent land use application for a Design Review (Tier II) and Grading Approval pursuant to the staff report.

Property Address: 0 Peacock Court, Cupertino
Present Land Use: Vacant
Env. Determination: Statutory Exemption (Section 15270)
Supervisory District: 5

APN: 351-42-004
Zoning: HS-d1
GP: Hillsides
Parcel Size: 5.9 acres

3. File PLN20-034 – Building Site Approval on Slope 30 % or Greater
Applicant: Louie Leu
Owner: Cortland Lanning
Planner: Xue Ling (408)299-5784, xue.ling@pln.sccgov.org

Request: Consider request for Building Site Approval on Slope 30 % or Greater for a 1,072 square-foot addition to an existing single-family residence. No grading or site improvements are proposed beyond grading for the foundation. The project scope includes legalizing the existing, unpermitted curbs, fences, and retaining walls along the driveway, and recording an ingress-egress easement for portions of the driveway located on the adjacent parcel.

Recommendation:

1. Accept a Categorical Exemption, under Section 15301 (Class1)(e) of the CEQA Guidelines, Attachment A; and,
2. Grant a Building Site Approval on slope 30% or greater pursuant to the Conditions of Approval.

Property Address: 18380 Laurel Drive, Los Gatos
Present Land Use: Single-family Residence
Env. Determination: Categorical Exempt (Section 15301(e))
Supervisory District: 1

APN: 410-34-002
Zoning: R1E-1AC
GP: Urban Service Area
Parcel Size: 0.8 acres

4. File: PLN19-0130 – Tentative Parcel Map and Grading Approval for a Two-lot Subdivision.
Owner/Applicant: Gary King/ Daniel Warren
Planner: Charu Ahluwalia (408) 299-5740, charu.ahluwalia@pln.sccgov.org

Request: Consider request of a concurrent land use application for a Tentative Parcel Map and Grading Approval to subdivide a 26,028 square-foot (sq.ft.) parcel into two parcels (Parcel 1 and 2), each measuring 13,014 sq.ft. The proposed grading consists of 888 cubic yards of cut and 230 cubic yards of fill (total 1,118 cubic yards) to establish subdivision improvements, driveways and two new single-family residences on the proposed parcels. One non-native tree is proposed for removal with this project.

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Recommendation:

3. Accept a Categorical Exemption, pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions);
4. Grant Tentative Parcel Map Approval for a Two-Lot Subdivision, pursuant to Conditions of Approval outlined in Attachment B; and,
5. Grant Grading Approval, pursuant to Conditions of Approval outlined in Attachment B.

Property Address: 14795 East Hills Drive, San Jose

APN: 612-24-015

Present Land Use: Vacant land

Zoning: R1-6

Env. Determination: Categorical Exemption (Section 15315)

GP: Urban Service Area

Supervisorial District: 3

Parcel Size: 26,028 sq.ft.

5. File: PLN20-105 – Design Review and Grading Abatement/Approval.

Owner/Applicant: Ayhan Meneskshe / Hanna-Brunetti

Planner: Lara Tran (408) 299-5759,

lara.tran@pln.sccgov.org

Request: Consider a request of a concurrent land use permit for Grading Abatement/Approval and Design Review for the construction of a 12,352 square-foot detached accessory dwelling unit (barn) on a 10-acre lot. Associated improvements include legalizing the existing terracing for the current owner's orchard planting and pad for the proposed barn, and a maximum 5-foot retaining wall east of the detached barn. Total grading consists of 6,117 cubic yards of cut and 3,909 cubic yards of fill.

Recommendation:

1. Accept Categorical Exemptions, under Section 15303(e) and 15304(d) of the CEQA Guidelines, Attachment A; and,
2. Grant a concurrent land use permit for a Grading Abatement/Approval and Design Review subject to Conditions of Approval outlined in Attachment B.

Property Address: 3085 Paseo Vista Avenue, San Martin

APN: 825-29-039

Present Land Use: Single-Family Residence

Zoning: HS-d1

Env. Determination: Categorical Exemption (Section 15303(e))

GP: Hillsides

Supervisorial District: 1

Parcel Size: 10 acres

6. File: PLN20-070 – Design Review and Grading Approval.

Owner/Applicant: Gursavraj Dhami / Daniel Silvernail Architect

Planner: Lara Tran (408) 299-5759,

lara.tran@pln.sccgov.org

Request: Consider request of a concurrent land use permit for Grading Approval and Design Review for a 1,599 square foot addition to an existing single-family residence on a 15.9-acre lot. Associated improvements include exterior terraces and decks, a swimming pool, and improvement to the existing driveway for fire turnout. Grading consists of 681 cubic yards of cut and 190 cubic yards of fill.

Recommendation:

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.

1. Accept Categorical Exemptions, under Section 15303(a) of the CEQA Guidelines, Attachment A; and,
2. Grant a concurrent land use permit for a Grading Approval and Design Review, subject to Conditions of Approval outlined in Attachment B.

Property Address: 2100 Old Calaveras Road, Milpitas

APN: 029-31-011

Present Land Use: Single-Family Residence

Zoning: HS-d2

Env. Determination: Categorical Exemption (Section 15303(a))

GP: Hillside

Supervisory District: 3

Parcel Size: 15.9 acres

ADJOURNMENT

December 2, 2021 at 10:00 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 preceding the Thursday meeting date.