

# County of Santa Clara

Department of Planning and Development  
Planning Office

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## SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA – Continued from November 4, 2021 (Special Hearing)

### AGENDA

Thursday, November 5, 2021, 2:00 p.m.

**\*\*BY VIRTUAL TELECONFERENCE ONLY \*\***

#### NOTICE TO THE PUBLIC

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 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](mailto: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).

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:** Hillside  
**Parcel Size:** 5.9 acres

**PUBLIC HEARINGS**

NONE.

**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.