

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

AGENDA

Thursday, February 3, 2022, 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://plandev.sccgov.org/commissions-other-meetings/zoning-administration>).

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://plandev.sccgov.org/commissions-other-meetings/zoning-administration>) 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://plandev.sccgov.org/commissions-other-meetings/zoning-administration>) 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

PUBLIC HEARINGS

1. File PLN21-113 – Building Site Approval, Grading Approval, and Special Permit
Applicant: M.H. Engineering
Owner: John Pelosi and Janine Pelosi
Planner: Lara Tran (408) 299-5759, lara.tran@pln.sccgov.org

Request: Consider request for a concurrent land use application including Building Site Approval, Grading Approval, and Special Permit for the construction of a 7,546 square foot (s.f.) single-family residence, with a detached garage and a detached accessory structure with more than two (2) plumbing fixtures on an 8.3-acre lot. Associated improvements include installation of a new driveway, tennis court, and septic system. Grading consists of 698 cubic yards of cut and 825 cubic yards of fill.

Recommendation:

1. Accept Categorical Exemption, under Section 15303(a) of the CEQA Guidelines, Attachment A; and,
2. Grant a concurrent land use permit for a Building Site Approval, Grading Approval, and Special Permit, subject to Conditions of Approval in Attachment B.

Property Address: 15230 Oak Glen Avenue, Morgan Hill

APN: 773-26-037

Present Land Use: Single-Family Residence

Zoning: A-20Ac-sr

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

GP: Agriculture Medium

Supervisorial District: 1

Parcel Size: 8.3 acre

ADJOURNMENT

March 3, 2022 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.