

# County of Santa Clara

Department of Planning and Development  
Planning Office

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## SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

### AGENDA

Thursday, November 3, 2022, 10:00 a.m.

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

#### NOTICE TO THE PUBLIC

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 PLN21-207– Major Modification to Architecture and Site Approval, Grading Approval, and Design Review Exemption  
Applicant: Spector Corbett Architects  
Owner: CordeValle LP  
Planner: Robert Cain (408) 299-5706, [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org)

Request: Consider request for a concurrent land use application including a Major Modification to Architecture and Site Approval, Grading Approval, and Design Review Exemption for expansion of the existing Tennis Center to add the construction of eight new pickle ball courts, two new bocce ball courts, a 1,487 sf cabana structure, a 624 square foot support building containing storage and restrooms, and associated improvements on a 144.9 parcel within the approximately 1,400-acre property that comprises the CordeValle Resort. Associated improvements include 15 additional parking spaces and a secondary access for emergency response. Grading consists of 1,486 cubic yards of cut and 443 cubic yards of fill.

Recommendation:

1. Accept an Addendum to the Environmental Impact Report (EIR) certified on August 6, 1996, Attachment A; and,
2. Grant a concurrent land use permit for a Major Modification to Architecture and Site Approval, Grading Approval, and Design Review Exemption, subject to Conditions of Approval in Attachment B.

**Property Address:** 1 CordeValle Club Drive, San martin  
**Present Land Use:** Golf Courses & Country Clubs  
**Env. Determination:** Addendum to EIR  
**Supervisory District:** 1

**APN:** 779-20-007  
**Zoning:** HS-d1  
**GP:** Hillsides  
**Parcel Size:** 144.9 acre

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.

2. File PLN22-039 – Vesting Tentative Parcel Map for a Two-lot Subdivision  
Applicant: Gloria Ballad  
Owner: Marc Lewis  
Planner: Charu Ahluwalia (408) 299-5740, [charu.ahluwalia@pln.sccgov.org](mailto:charu.ahluwalia@pln.sccgov.org)

Request: Consider a request for a Vesting Tentative Parcel Map to subdivide a 10-gross-acre parcel into two lots, Parcel 1 and Parcel 2, each measuring 5-gross-acres. Grading quantities proposed are 22 cubic yards (c.y.) of cut and 135 c.y. of fill, for subdivision frontage improvements along Harding Avenue. An existing shed 215 square feet in size, located in the northwestern corner of the property, is proposed to be demolished. No tree removal is proposed. No construction of residences is proposed as a part of this subdivision.

Recommendation:

1. Adopt a CEQA Mitigated Negative Decalration; and,
2. Grant Vesting Tentative Parcel Map approval for a Two-Lot Subdivision, pursuant to Conditions of Approval.

**Property Address:** 12645 Harding Avenue, San Martin  
**Present Land Use:** Vacant  
**Env. Determination:** Mitigated Negative Declaration  
**Supervisory District:** 1

**APN:** 779-12-006  
**Zoning:** RR-5Ac  
**GP:** Rural Residential  
**Parcel Size:** 10-gross-acres

**ADJOURNMENT**

The next Zoning Administration Hearing is scheduled for December 1, 2022, at 10:00 a.m.

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