



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

AGENDA

Thursday, January 12, 2023, 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

Leza Mikhail, Hearing Officer

PUBLIC HEARINGS

1. File PLN21-021– Building Site Approval, Grading Approval, and Design Review
Applicant: Teresa Price, Hanna-Brunetti
Owner: Heather and Douglas Hayden
Planner: Rebecca Rockom (408) 299-5707, rebecca.rockom@pln.sccgov.org

Request: Consider a request for a concurrent land use application of Building Site Approval, Grading Approval, and Design Review, within the New Almaden Historic Preservation District (-h1) for a new 4,075 square foot (s.f.) single family residence with a 989 s.f. garage/gym, and a 1,339 s.f. unconditioned basement for storage.

Recommendation:

1. Accept a 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 Design Review, subject to Conditions of Approval in Attachment B.

Property Address: 0 Cinnabar Hills Road, San Jose

APN: 742-02-006

Present Land Use: Single-Family Residence

Zoning: HS-sr-h1

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

GP: Hillside

Supervisory District: 5

Parcel Size: 25.4 acres

2. File PLN21-098 - Building Site Approval over 30% Slope (BA), Design Review, Grading Approval, and Variance, for a New Single-Family Residence
Applicant: Tom Sloan, Metro Design Group
Owner: Anna and Antonio Sinapi
Planner: Joanna Wilk (408) 299-5799, joanna.wilk@pln.sccgov.org

Request: Consider recommendation of a concurrent land use permit for Building Site Approval over 30% slope, Design Review (for scenic road), Grading Approval, and Variance. The request includes the construction of a new two-story, 4,866 square-foot residence on a 14.3-acre parcel. Associated improvements include a new driveway, septic system, and water tanks located within

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the front yard setback. The Variance request is to reduce the front yard setback for water tanks from the required 30'-0" setback to 14'-0". Total grading quantities for the proposed project include 927 cubic yards of cut and 367 cubic yards of fill with a maximum vertical depth of 10.5 feet for the foundation of the residence.

Recommendation:

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

Property Address: 16968 Bohlman Road, Saratoga

APN: 517-30-013

Present Land Use: vacant

Zoning: HS-d1-sr

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

GP: Hillside

Supervisory District: 5

Parcel Size: 14.3 acres

3. File PLN21-222– Architecture and Site Approval and Grading Approval

Applicant: Amanda Musy-Verdel, Hanna-Brunetti

Owner: Liang Dangsheng and Han Jingrong

Planner: Charu Ahluwalia (408) 299-5740,

charu.ahluwalia@pln.sccgov.org

Request: Consider request for a concurrent land use application including an Architecture and Site Approval and Grading Approval for construction of a new 4,000 square foot (s.f.) agricultural research building with a 4,000 s.f. proposed future expansion, a 4,000 sq. ft. single-family dwelling with a 1,200 s.f. accessory dwelling unit, and two 5,000 s.f.. agricultural barns, on a 11.2-acre lot. Associated site improvements include driveway access from Vista De Lomas Avenue at three locations, two leach fields, one well, four water tanks (a 44,000-liter water tank for the research facility and three 5-liter water tanks for residential use), and two bioretention ponds. Thirty-two parking spaces are proposed with this project. Grading quantities for the project are 1,252 cubic yards of cut and 400 cubic yards of fill with a maximum cut depth of 2.5 feet, to establish the driveways and the bioretention ponds. No tree removal is proposed.

Recommendation:

1. Adopt a CEQA Mitigated Negative Declaration; and,
2. Grant a concurrent land use permit for an Architecture and Site Approval and Grading Approval, subject to Conditions of Approval in Attachment B.

Property Address: Intersection of Burnett Avenue and Vista de Lomas Avenue, Morgan Hill

APN: 728-38-001

Present Land Use: Vacant

Zoning: A-40Ac-sr-cv

Env. Determination: Mitigated Negative Declaration

GP: Agriculture Large Scale

Supervisory District: 1

Parcel Size: 11.2 acres

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.

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, February 2, 2023, at 10:00 a.m.

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