



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, February 2, 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

CONTIUED 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 PLN21-222– 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 of an Architecture and Site Approval and Grading Approval, for a new 4,000 square foot (sq. ft.) agricultural research building with a 4,000 sq.ft. proposed future expansion, and Building Site Approval for a 4,000 sq. ft. single-family residence with a 1,200 sq. ft. accessory dwelling unit. The project also proposes two 5,000 sq.ft. agricultural barns. Associated site improvements include driveway

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access from Vista De Lomas Avenue at three locations, two leach fields, one well, four water tanks, 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, Grading Approval, and Building Site 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

ADJOURNMENT

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

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