



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, March 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

PUBLIC HEARINGS

1. File PLN21-205– Building Site Approval, Grading Approval, and Special Permit
Applicant: Studio 101 Designs
Owner: Albert Conrad Jr. and Daniel Conrad
Planner: Robert Cain (408) 299-5706, robert.cain@pln.sccgov.org

Request: Building Site Approval, Grading Approval, and Special Permit for the construction of a two-story, 2,202-square foot single-family residence, with a 1,469-square foot basement (254 square feet exposed), 772-square foot attached accessory dwelling unit (ADU), and a detached 484-square foot garage located in the front half of the lot on a 6,480-square foot lot. Associated improvements include demolition of the existing swimming pool and creation of a new swimming pool. Grading consists of 890 cubic yards of cut (480 not including cut for structures) and 45 cubic yards of fill.

Recommendation:

1. Accept Categorical Exemptions, 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: Spalding Avenue, Los Altos Hills

APN: 331-02-111

Present Land Use: Vacant

Zoning: R1E-1Ac-n1

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

GP: USA – Los Altos Hills

Supervisory District: 5

Parcel Size: 0.2 acres

2. File PLN22-010– Design Review and Grading Approval
Applicant: Shair Hayes, Mavrik Studio
Owner: William Lu
Planner: Carl Hilbrants (408) 299-5781, carl.hilbrants@pln.sccgov.org

Request: Design Review (Tier 2) and Grading Approval for the construction of a 6,298 square foot single-family residence with a 1,160 square foot attached garage and a detached 1,174

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square foot accessory dwelling unit (ADU). Proposed estimated grading quantities are 505 cubic yards of cut and 460 cubic yards of fill with a maximum depth of 3.5 feet.

Recommendation:

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

Property Address: Graystone Lane, San Jose

APN: 696-11-008

Present Land Use: Vacant

Zoning: RR-d1

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

GP: Rural Residential

Supervisorial District: 5

Parcel Size: 1.08 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, April 6, 2023, at 10:00 a.m.

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