



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, April 6, 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 PLN20-178– Minor Two (2) Lot Subdivision
Applicant: Gokulam LLC./Vijay Datt
Owner: Gokulam LLC.
Planner: Robert Salisbury (408) 299-5785, robert.salisbury@pln.sccgov.org

Request: Minor Subdivision to subdivide a 78.9-acre site into two (2) lots of 37.1 acres (Lot A) and 43.32 acres (Lot B) for the purposes of future residential development of each lot. No access or other improvements are proposed or required as part of the subdivision and no grading is required or proposed.

Recommendation:

1. Accept a CEQA Negative Declaration in Attachment A; and,
2. Grant a Tentative Parcel Map Approval subject to the Conditions of Approval in Attachment B.

Property Address: 2425 Old Calaveras Road, Milpitas
Present Land Use: Agriculture
Env. Determination: Negative Declaration
Supervisory District: 3

APN: 029-34-004
Zoning: HS-d2
GP: Hillside
Parcel Size: 78.9 acres

2. File PLN21-112– Building Site Approval, Grading Approval, and Design Review
Applicant: Ninh Le
Owner: Ashutosh Jha
Planner: Robert Cain (408) 299-5706, robert.cain@pln.sccgov.org

Request: Building Site Approval, Grading Approval, and Design Review for the construction of a two-story, 5,886 square foot (sq. ft.) single-family residence, with an attached 830 sq. ft. garage and a 1,189 sq. ft. detached accessory dwelling unit (ADU) with an attached 399 sq. ft. garage on a 20-acre lot. Associated improvements include installation of a new driveway. Grading quantities consists of 1,710 cubic yards of cut and 2,657 cubic yards of fill.

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.

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: W. San Martin Avenue, San Martin **APN:** 779-47-007
Present Land Use: Vacant **Zoning:** HS-d1
Env. Determination: Categorical Exemption (Section 15303(a)) **GP:** Hillside
Supervisory District: 1 **Parcel Size:** 20 acres

3. File PLN22-207– Architecture and Site Approval (ASA) and Grading Approval (Maples Pavilion Addition)
Applicant: Mark Bonino, Stanford Project Manager
Owner: Stanford University
Planner: Joanna Wilk (408) 299-5799, joanna.wilk@pln.sccgov.org

Request: Architecture & Site Approval and Grading Approval for a 12,500 square foot addition and renovation of underground locker rooms and athletic training facilities at the Maples Pavilion (not a historic resource). The project site is located on the southeastern portion of Campus Drive, between Bonair Siding Road and Sam McDonald Mall, adjacent to the Arrillaga Family Sports Center and football practice fields. Proposed grading quantities associated with Grading Approval include 8,100 cubic yards of cut and 70 cubic yards of fill, with a maximum depth of 17.5 feet to establish the underground athletic facility.

Recommendation:

1. Accept the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)] in Attachment A; and,
2. Grant an Architecture and Site Approval and Grading Approval, subject to Conditions of Approval in Attachment B.

Property Address: 655 Campus Drive, Stanford **APN:** 142-04-036
Present Land Use: Academic Campus **Zoning:** A1 (63.5%), A1-20s (35.8%)
Env. Determination: Use of prior CEQA – 2000 Stanford GUP EIR and Stanford EIR **GP:** Major Educational Institutional Uses
Supervisory District: 5 **Parcel Size:** 0.9 acres

4. File PLN23-011– Architecture and Site Approval – Unmanned Wireless Telecommunication Facility for Crown Castle, along Junipero Serra Boulevard
Applicant: Tabitha Schneider, Project Manager
Owner: Crown Castle/ Stanford University

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.

Planner: Charu Ahluwalia (408) 299-5740,

charu.ahluwalia@pln.sccgov.org

Request: Architecture & Site Approval for installation of a new thirty-five (35) feet high wooden pole with four (4) new antennas and two (2) radio units, along Junipero Serra Boulevard. The project includes removal of four antennas and two radio units from an existing PG&E utility pole. No tree removal or exterior lighting is proposed with this project.

Recommendation:

1. Accept the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)] in Attachment A; and,
2. Grant an Architecture and Site Approval, subject to the Conditions of Approval in Attachment B.

Property Address: 25 Junipero Serra Blvd, Stanford

Present Land Use: Open Space/Institutional

Env. Determination: Use of prior CEQA – 2000 Stanford
GUP EIR and Stanford EIR

Supervisory District: 5

APN: 142-12-007

Zoning: OSF-sr

GP: Major Educational
Institutional Uses

Parcel Size: 0.9 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, May 4, 2023, at 10:00 a.m.

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