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**SANTA CLARA COUNTY ZONING ADMINISTRATION  
AGENDA**

**Thursday, May 4, 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

## CONTINUED 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](mailto: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:

- A. Accept a CEQA Negative Declaration in Attachment A; and,
- B. 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

## PUBLIC HEARINGS

1. File PLN21-130– Building Site Approval, Grading Approval, and Variance  
Applicant: Milind Khandare  
Owner: Milind Khandare  
Planner: Robert Cain (408) 299-5706 [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org)

Request: Consider a request for a concurrent land use application including a Building Site Approval, Grading Approval, and Variance for the construction of a three-story 3,700 square foot single-family residence with an 800 square foot basement and an attached garage on a 10-acre lot. Associated improvements include installation of a new driveway, septic system, and 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.

water tanks. The water tanks are located within the front setback. Grading consists of 735 cubic yards of cut and 782 cubic yards of fill.

Recommendation:

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

<b>Property Address:</b> 17025 McGill Road, Saratoga	<b>APN:</b> 517-24-024
<b>Present Land Use:</b> Single-Family Residence	<b>Zoning:</b> HS
<b>Env. Determination:</b> Categorical Exemption (Section 15303(a))	<b>GP:</b> Hillside
<b>Supervisory District:</b> 5	<b>Parcel Size:</b> 10 acres

2. File PLN22-018– Grading Approval and Design Review  
Applicant: Amandeep and Surjit Saini  
Owner: Amandeep and Surjit Saini  
Planner: Carl Hilbrants (408) 299-5781, [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org)

Request: Grading Approval and Design Review (Tier II) for a two (2) story 5,830 square foot single-family residence with a 570 square foot attached garage and a 925 square foot detached garage. Proposed estimated grading quantities outside of the building footprints are 886 cubic yards of cut and 635 cubic yards of fill with a maximum fill depth of 8.9 feet.

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 Grading Approval and Design Review, subject to conditions outlined in Attachment B.

<b>Property Address:</b> 3745 Norwood Creek, San Jose	<b>APN:</b> 654-10-010
<b>Present Land Use:</b> Academic Campus	<b>Zoning:</b> RR-d1
<b>Env. Determination:</b> Categorical Exemption (Section 15303(a))	<b>GP:</b> Rural Residential
<b>Supervisory District:</b> 1	<b>Parcel Size:</b> 1.08 acres

**ADJOURNMENT**

The next Zoning Administration Hearing is scheduled for Thursday, June 1, 2023, at 10:00 a.m.

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.