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**SANTA CLARA COUNTY ZONING ADMINISTRATION  
AGENDA**

**Thursday, June 1, 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

Robert Salisbury, Hearing Officer

## PUBLIC HEARINGS

1. File PLN23-025– Grading Approval and Variance  
Applicant: Bess Wiersema, Studio Three Design, Inc.  
Owner: Todd and Jennifer Teresi  
Planner: Robert Cain (408) 299-5706, [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org)

Request: Grading Approval and Variance for the construction of a 495 square foot detached accessory structure on a 42,395-square-foot lot. Variance request is for a front setback reduction of 28 feet to 20 feet from the edge of road dedication. Associated improvements include removal of existing retaining walls. Grading consists of 83 cubic yards of cut and 10 cubic yards of fill, with a maximum depth of 10 feet.

Recommendation:

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

**Property Address:** 18771 Blythswood Drive, Los Gatos      **APN:** 510-09-054  
**Present Land Use:** Single-Family Residence      **Zoning:** R1E-1Ac  
**Env. Determination:** Categorical Exemption (Section 15303(e))      **GP:** USA Monte Sereno  
**Supervisory District:** 5

## ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, July 6, 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.