



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, September 7, 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 PLN21-223 – Vesting Tentative Parcel Map for a Two-lot Subdivision
Applicant: David Faria, MH Engineering
Owner: Raj Durga
Planner: Charu Ahluwalia (408) 299-5740, charu.ahluwalia@pln.sccgov.org

Public hearing to consider a request for a Vesting Tentative Parcel Map to subdivide a 10-gross-acre parcel into two lots, Parcel 1 and Parcel 2, each measuring 5-gross-acres. Grading quantities proposed are 33 cubic yards (c.y.) of cut and no fill for subdivision frontage improvements along Foothill Avenue. An existing 44,000 square feet (sq.ft.) greenhouse, a 3,600 sq.ft. shed, a 600 sq.ft. boiler room, a private well, a 10,000-gallon water tank, and a driveway located on proposed Parcel 1 are proposed to remain. An existing 26,000 sq.ft. greenhouse and leach field (associated with existing development) are proposed to be demolished. No tree removal is proposed. No construction of residences is proposed as a part of this subdivision.

Recommendation:

1. Adopt a CEQA Mitigated Negative Declaration; and,
2. Grant Vesting Tentative Parcel Map approval for a Two-Lot Subdivision, pursuant to Conditions of Approval.

Property Address: 12475 Foothill Avenue, San Martin
Present Land Use: Agriculture
Env. Determination: Mitigated Negative Declaration
Supervisory District: 1

APN: 825-25-104
Zoning: RR-5Ac
GP: Rural Residential
Project Area: 10-gross-acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, October 5, 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.