



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, January 11, 2024, 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 PLN22-117 – Three lot subdivision.
Applicant: Gary Carnes, Carnes & Ekparian, Inc.
Owner: Juan Contreras
Planner: Joanna Wilk (408) 299-5799 joanna.wilk@pln.sccgov.org

Public hearing to consider a Minor Subdivision application to subdivide an approximately 15.2-acre site into three lots, Parcel 1 (5 acres), Parcel 2 (5.2 acres), and Parcel 3 (5.0 acres), for the purposes of future residential development on Parcels 1 & 3. Grading of the project site would involve approximately 90 cubic yards of cut to establish a cul-de-sac and a private road to access to each Parcels 2 & 3.

Recommendation:

1. Approve the use of a Negative Declaration; and,
2. Grant the Minor Subdivision, pursuant to Conditions of Approval.

Property Address: 11520 Murphy Avenue, San Martin
Present Land Use: single-family residential
Env. Determination: Negative Declaration
Supervisory District: 1

APN: 830-05-062
Zoning: RR-5Ac-sr
GP: Rural Residential
Project Area: 15.2 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for February 1, 2024, 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.