



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, February 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. Continued from January 11, 2024
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

Continued from the January 11, 2024, Zoning Administration hearing to a date certain of February 1, 2024. 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 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

APN: 830-05-062

Present Land Use: Single-Family Residential

Zoning: RR-5Ac-sr

Env. Determination: Negative Declaration

GP: Rural Residential

Supervisory District: 1

Project Area: 15.2 acres

2. File PLN22-006 – Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance
Applicant: Barsana LLC.
Owner: Barsana LLC.
Planner: Joanna Wilk (408) 299-5799, joanna.wilk@pln.sccgov.org

Public hearing to consider a concurrent land use application and Planning Clearance for a new single-family residence, new detached ADU and JADU, and a live-stock shelter with three

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plumbing fixtures and related improvements. The application also includes a request for a Temporary Agricultural Employee Residence which requires a Planning Clearance.

Recommendation:

1. Approve the Categorical Exemption, under Section 15303 (a) of the CEQA Guidelines; and,
2. Grant the Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance, pursuant to Conditions of Approval.

Property Address: Auguste Ct, Milpitas

APN: 029-35-007

Present Land Use: Vacant

Zoning: HS-d2

Env. Determination: Categorical Exemption 15303(a)

GP: Hillside

Supervisory District: 3

Project Area: 15.8 acres

3. File PLN22-014 – Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II
Applicant: Harry Singla/MH Engineering
Owner: Hicks Land, LLC
Planner: Carl Hilbrants (408) 299-5781, carl.hilbrants@pln.sccgov.org

Public hearing to consider a concurrent land use application for the construction of a new two (2) story 7,521 square foot single-family residence with a 944 square foot attached garage, a 1,233 square foot attached carport, and an attached 500 square foot junior accessory dwelling unit (JADU). The project also includes the construction of a new detached 1,200 square foot accessory dwelling unit (ADU) and will also demolish the two existing dwellings, modify the existing driveway, construct a new firetruck turnaround, with grading quantities of approximately 1,766 cubic yards of cut and 229 cubic yards of fill.

Recommendation:

1. Approve the Categorical Exemption, under Section 15303 (a) of the CEQA Guidelines; and,
2. Grant Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II, pursuant to conditions of approval.

Property Address: 21631 Hicks Road, Los Gatos

APN: 575-11-009

Present Land Use: Single-Family Residential

Zoning: HS-d1-sr

Env. Determination: Categorical Exemption, Section 15303 (a)

GP: Hillside

Supervisory District: 5

Project Area: 20.67 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, March 7, 2024, at 10:00 a.m.

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