



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, September 5, 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 PLN23-155 – Architecture and Site Approval (ASA) for a New Storage Building to Support an Existing Retail Use.
Applicant: Francisco Matos, Architect
Owner: NI 2265 LLC
Planner: Robert Cain (408) 299-5706 robert.cain@pln.sccgov.org

Public hearing to consider a land use application for an Architecture & Site Approval (ASA) for a new, two-story, 3,960 sq. ft. storage building to support an existing men's clothing retail store. The project does not propose any grading but does request a reduction to the required amount of parking.

Recommendation:

1. Deny the request for a reduction to the required amount of parking and Deny the requested application for Architecture and Site Approval (ASA)
OR
2. Approve the use of a categorical exemption (15303 (C)) from the California Environmental Quality Act (CEQA); and,
3. Grant an Architecture and Site Approval (ASA) and the requested reduction in required parking, pursuant to Conditions of Approval.

Property Address: 2265 Stevens Creek Boulevard, San José

APN: 274-41-068

Present Land Use: Commercial

Zoning: CG

Env. Determination: Cat. Ex. 15303 (C)

GP: USA (San José)

Supervisory District: 4

Project Area: 5,593 sq. ft.

2. File PLN23-194 – Architecture and Site Approval for a new forty-nine (49) feet wireless telecommunication facility and associated ground-based equipment.
Applicant: Erich Snow, Stanford Project Manager
Owner: Stanford University
Planner: Buyan Batbaatar (408) 299-6724, buyan.batbaatar@pln.sccgov.org

Public hearing to consider a land use application for an Architecture & Site Approval for a new wireless telecommunication facility to construct a forty-nine (49) feet tall monopole and

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associated ground-based equipment. The monopole will be disguised as a pine tree. The tower and associated equipment will be located within the 204 square foot leasehold area enclosed behind an eight-foot-tall fence.

Recommendation:

4. Approve the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)]; and,
5. Grant an Architecture and Site Approval pursuant to Conditions of Approval.

Property Address: 611 Mirada Avenue, Stanford

APN: 142-08-045

Present Land Use: Vacant

Zoning: R1S-n3

Env. Determination: Use of prior CEQA – 2000 Stanford
GUP EIR

GP: Major Educational &
Institutional Uses

Supervisory District: 5

Project Area: 204 sq. ft.

3. File PLN23-195 – Architecture and Site Approval for a new forty-nine (49) feet and eleven (11) inch wireless telecommunication facility and associated ground-based equipment.

Applicant: Erich Snow, Stanford Project Manager

Owner: Stanford University

Planner: Buyan Batbaatar (408) 299-6724, buyan.batbaatar@pln.sccgov.org

Public hearing to consider a land use application for an Architecture & Site Approval for a new wireless telecommunication facility to construct forty-nine (49) feet and eleven (11) inch tall monopole and associated ground-based equipment. The monopole will be disguised as a pine tree. The tower and associated equipment will be located within the 204 square foot leasehold area enclosed behind an eight-foot-tall fence.

Recommendation:

1. Approve the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)]; and,
2. Grant an Architecture and Site Approval (ASA), pursuant to Conditions of Approval.

Property Address: 30 Ryan Court, Stanford

APN: 142-21-084

Present Land Use: Vacant

Zoning: R1S

Env. Determination: Use of prior CEQA – 2000 Stanford
GUP EIR

GP: Major Educational &
Institutional Uses

Supervisory District: 5

Project Area: 204 sq. ft.

ADJOURNMENT

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.

The next Zoning Administration Hearing is scheduled for Thursday, October 3, 2024, at 10:00 a.m.

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