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**SANTA CLARA COUNTY ZONING ADMINISTRATION  
AGENDA**

**Thursday, October 3, 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 PLN22-136 – Building Site Approval, Design Review (Tier 1), Grading Approval, and Variance for a New Single Family Residence and attached Accessory Dwelling Unit (ADU)

Applicant: LC Engineering

Owner: Sam HC LLC

Planner: Michael Shwe (408) 299-5714, [michael.shwe@pln.sccgov.org](mailto:michael.shwe@pln.sccgov.org)

Public hearing to consider a concurrent land use application including Building Site Approval, Design Review Tier 1, Grading Approval, and Variance for the construction of a new 2,728 square-foot single-family residence with an attached 1,198 square-foot Accessory Dwelling Unit on a 0.27-acre lot. The Variance request includes a setback reduction for the proposed residence from 30 feet to 10 feet from the edge of the road dedication in front, and a setback reduction from the edge of the recorded right way from 15 feet to 0 feet on the west side and from 30 feet to 10'1" on the rear. Associated improvements include a porch, entry steps, walkways, and retaining walls. Grading consists of 0 cubic yards of cut and 1,022 cubic yards of fill, with a maximum depth of 10 feet. The project proposes to remove 28 trees – five of which are protected under the County Ordinance Code. 15 coast live oaks (15-gallon size) are proposed to be planted as replacement trees.

Recommendation:

1. Accept a Categorical Exemption under Section 15303 (Class 3)(a) of the CEQA Guidelines, Attachment A; and
2. Grant the request for a concurrent land use permit for Building Site Approval, Design Review, Grading Approval, and a Variance, pursuant to the Conditions of Approval outlined in Attachment B.

**Property Address:** 15560 Lori Anne Ln, San Jose

**Present Land Use:** Vacant Land

**Env. Determination:** Categorically Exempt: Section 15303  
CEQA Guidelines Class 3 (a)

**Supervisory District:** 2

**APN:** 612-13-018

**Zoning:** RR-d1

**GP:** Rural

Residential

**Project Area:** 0.27 acres

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.

**ADJOURNMENT**

The next Zoning Administration Hearing is scheduled for Thursday, November 7, 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.