



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, November 7, 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

PUBLIC HEARINGS

1. File PLN21-142 – Grading Approval, Special Permit, Design Review (Tier I), and Design Review – Administrative Approval for a tennis court, pool, new driveway, pool cabana (with more than 2 plumbing fixtures), RV storage structure (over 2,000 sq. ft.), and a solid fence over 3 feet in height in the “-d1” combining district.
Applicant: Mark Grofcsik, RI Engineering
Owner: Aamir Jamil
Planner: Joanna Wilk (408) 299-5799, joanna.wilk@pln.sccgov.org

Public hearing to consider a concurrent land use entitlement including Grading Approval for a new tennis court, pool, spa, accessory dwelling unit (ADU), and driveway, Special Permit for a pool cabana with more than two plumbing fixtures, Design Review (Tier I) for a RV storage building over 2,000 sq. ft. in floor area, and Design Review – Administrative Approval for a solid fence over 3 feet in height in the “-d1” combining district. Proposed grading quantities associated with the Grading Approval include 1,250 cubic yards of cut and 1,520 cubic yards of fill to accommodate the proposed tennis court, pool, ADU, driveway, and bioretention area.

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 entitlement for Grading Approval, Special Permit, Design Review (Tier I), and Design Review – Administrative Approval, pursuant to the Conditions of Approval outlined in Attachment B.
2. File PLN24-113 – Architecture and Site Approval (ASA) for PV Carport structures
Applicant: David Wilbur
Owner: Los Altos Golf and Country Club
Planner: Michael Shwe (408) 299-5714, michael.shwe@pln.sccgov.org

Public hearing to consider a land use application for an Architecture and Site Approval (ASA) for 5 new Photovoltaic solar array carport structures at Los Altos Golf and Country Club. The project proposes to remove nine parking lot trees where the proposed carport structures are to be located. The project does not propose any grading.

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.

Recommendation:

1. Accept a Categorical Exemption under Section 15303 (Class 3)(e) of the CEQA Guidelines, Attachment A; and
2. Grant Architecture and Site Approval (ASA), pursuant to the Conditions of Approval outlined in Attachment B.

Property Address: 1560 Country Club Dr, Los Altos

APN: 331-11-125

Present Land Use: Golf Course and Country Club

Zoning: R1E-20-n1/A

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

GP: USA (Los Altos)

Supervisory District: 5

Project Area: 6 acres

3. File PLN23-113 – Architecture and Site Approval (ASA) and Grading Approval for Mama’s Market.

Applicant: Jeffrey Eaton, E2 Architecture

Owner: Mammini Eugene C Et. El.

Planner: Valerie Negrete (408) 299-5791, valerie.negrete@pln.sccgov.org

Public hearing to consider an Architecture & Site Approval (ASA) and Grading Approval/Abatement for the legalization of a façade change to an existing 2,025 square foot (sq. ft.) market “neighborhood grocery store” and site improvements including sign replacement, upgraded trash enclosure, parking re-surfacing and re-establishment of perimeter landscaping. The project includes demolition of a 750 sq. ft. office addition. Proposed grading quantities associated with the Grading Approval include 281 cubic yards (c.y.) of fill, with a maximum depth of .05 feet.

Recommendation:

- A. Accept a Categorical Exemption under Section 15301 of the CEQA Guidelines; and
- B. Grant an Architecture & Site Approval (ASA) and Grading Approval, pursuant to Conditions of Approval.

Property Address: 13305 Sycamore Ave., San Martin

APN: 825-14-050

Present Land Use: Commercial Market

Zoning: RR-5Ac-sr-sm

Env. Determination: Categorically Exempt

GP: Rural Residential

Supervisory District: 1

Project Area: .07 acres

ADJOURNMENT

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