



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, December 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.santaclaracounty.gov/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.santaclaracounty.gov/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.santaclaracounty.gov/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 PLN24-096 – Building Site Approval (BSA), Grading Approval and Special Permit for construction of a new single-family residence, new detached Accessory Dwelling Unit (ADU), JADU, conversion of an existing building for an expanded home occupation use and associated site improvements.
Applicant: David Faria
Owner: Gurbachan Mann
Planner: Buyan Batbaatar (408) 299-6724, buyan.batbaatar@pln.sccgov.org

Public hearing to consider a concurrent land use application including Building Site Approval (BSA) and Grading Approval for the construction of a new 2,389 sf single-family residence, new detached Accessory Dwelling Unit (ADU), JADU and associated site improvements, a Special permit for converting existing 1,444 sf pro shop into a 1,105 sf home office as a *Home Occupations: Expanded* use with 339 sf outdoor access storage area. Proposed grading quantities associated with the Grading Approval include 349 cubic yards (c.y.) of cut and 261 c.y. of fill, with a maximum depth of 2.5 feet.

Recommendation:

1. Accept Categorical Exemptions, under Section 15303(Class 3) of the CEQA Guidelines (Attachment A); and,
2. Grant the request for a concurrent land use entitlement Building Site Approval (BSA), Grading Approval and Special Permit, pursuant to Conditions of Approval outlined in Attachment B.

Property Address: 820 Las Animas Ave, Gilroy
Present Land Use: Golf Driving Range
Env. Determination: Categorically Exempt section 15303
Supervisory District: 1

APN: 835-15-051
Zoning: A-40Ac
GP: Agriculture Large Scale
Project Area: 5 Ac

2. File PLN23-127 – Variance request to allow a setback encroachment of a detached accessory structure.
Applicant: Pete Heller
Owner: Pete Heller

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.

Planner: David Horwitz (408) 299-5795, david.horwitz@pln.sccgov.org

Public hearing to consider a request for a Variance application concerning an unpermitted 240 square foot workshop on a Hillside (HS zoning), interior lot abutting two streets. The Variance request seeks to allow for the encroachment of the workshop within a double frontage lot setback for accessory structures from 25% of the lot depth (approximately 46 feet) to 13 feet 10 inches from the edge of the Redwood Drive right-of-way. Should a Variance be granted, a Building Permit will be required to legalize the existing structure. There are no additional associated improvements. This application is a modification of an existing application that was previously heard at the Zoning Administrator Public Hearing on October 5, 2023.

Recommendation:

- A. Accept Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A; and,
- B. Grant the request for a Variance, pursuant to the Conditions of Approval outlined in Attachment B

Property Address: 17971 Oak Drive, Los Gatos

APN: 544-36-042

Present Land Use: Single-Family Residence

Zoning: HS

Env. Determination: Categorical Exemption (Section 15303(e))

GP: Hillside

Supervisory District: 5

Parcel Size: 8,712 sq. ft.

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, January 9, 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.