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**SANTA CLARA COUNTY ZONING ADMINISTRATION  
AGENDA**

**Thursday, January 9, 2025, 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.santalarcounty.gov/hearings-and-committees/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 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 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 prior to the close of business on the 15th calendar day after the decision and shall be accompanied by a non-refundable filing fee for each appeal application. The appeal application shall clearly identify the appellant(s) and all grounds for the appeal. 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 PLN18-11191-MOD3 – Grading Modification to Building Site Approval for slopes exceeding 30%, Variance, Design Review, and Grading Approval  
Applicant: Jeremy Van Grinsven  
Owner: Jeremy Van Grinsven and TingTing Chen  
Planner: Reva Kakaria (408) 299-5792, [reva.kakaria@pln.sccgov.org](mailto:reva.kakaria@pln.sccgov.org)

Public hearing to consider a grading modification to a previously approved concurrent land use application including a Building Site Approval for slopes exceeding 30%, Variance, Design Review, and Grading Approval for a new 4,720 square foot single-family residence with attached garage, porches, patio, driveway, retaining walls, and associated improvements. Proposed grading quantities associated with the modification to the Grading Approval include 2,313 cubic yards (c.y.) of cut and 2,189 c.y. of fill.

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 grading modification to a previously approved Building Site Approval for slopes over 30%, Variance, Design Review, and Grading Approval, pursuant to Conditions of Approval.

**Property Address:** 17085 Montebello Road, Cupertino  
**Present Land Use:** Vacant  
**Env. Determination:** Categorical Exemption 15303(a)  
**Supervisory District:** 5

**APN:** 351-40-008  
**Zoning:** HS-d1-sr  
**GP:** Hillsides  
**Project Area:** 79.5 acres

2. File PLN23-158 – Design Review (Tier 2) and Grading Approval for a proposed 4,960 square feet accessory structure and driveway.  
Applicant: Dylan Yamasaki, MH Engineering  
Owner: Paul Hanson  
Planner: David Horwitz (408) 299-5795, [david.horwitz@pln.sccgov.org](mailto:david.horwitz@pln.sccgov.org)

Public hearing to consider a concurrent land use application including Design Review (Tier 2) and Grading Approval for a 4,960 square feet residential accessory structure used as a garage, driveway and fire truck turnaround, and stormwater treatment area. Proposed grading quantities

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associated with the Grading Approval include 1,491 cubic yards (c.y.) of cut and 1,485 c.y. of fill, with a maximum depth of 8 feet 8 inches. No trees are proposed for removal.

Recommendation:

1. Deny the request for Design Review (Tier 2) and Grading Approval.

**Property Address:** 1560 W. Edmundson Ave, Morgan Hill

**APN:** 773-21-029

**Present Land Use:** Single-Family Residence

**Zoning:** RR-d1-sr

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

**GP:** Rural Residential

**Supervisory District:** 1

**Project Area:** 8.59 acres

**ADJOURNMENT**

The next Zoning Administration Hearing is scheduled for Thursday, February 6, 2024, at 10:00 a.m.

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