

**County of Santa Clara**  
Department of Planning and Development  
*"People Centered Services"*

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**CONTINUANCE MEMO**  
Zoning Administration  
January 9, 2025  
**Item # 2**

Staff Contact: David Horwitz, Assistant Planner  
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**File: PLN23-158**  
**Design Review (Tier 2) and Grading Approval for New Detached Garage**

**Owner:** Jennifer Gonzalez, Paul Hanson, and John Hanson & Candace Hanson  
**Applicant:** MH Engineering Co.  
**Address:** 1560 W Edmundson Ave, Morgan Hill  
**APN:** 773-21-029

**Gen. Plan Designation:** Rural Residential  
**Zoning:** RR-d1-sr  
**Lot Size:** 8.30 acres  
**Supervisory District:** 1

**BACKGROUND**

On September 13, 2023, an application for Design Review (Tier 2) and Grading Approval for the construction of a new detached 4,960 square feet accessory building used as a residential garage and a new driveway was filed at the Department of Planning and Development (Department). The application was resubmitted twice with a final resubmittal on October 15, 2024. The application was subsequently deemed complete on November 13, 2024.

**DISCUSSION**

Pursuant to the Residential Planning Submittal Checklist which outlines all required submittal documents for Planning entitlements, a Design Review application requires the submission of an alternative site analysis that demonstrates a potential, alternative site for the proposed project given applicable development issues and regulations. An analysis was submitted and therefore adequate to deem the project complete, but it did not contain grading quantities associated with

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the alternative site. Additionally, the grading design for the alternative site conflicted with applicable General Plan policies, precluding the design as a feasible alternative to the proposed development area on the project site and inadequate to evaluate the proposed project. Therefore, staff would recommend denial of the project based on the current materials and information provided for this application, which does not include sufficient information to make a determination that the required findings for approval would be met.

Staff has been in communication with the applicant and the property owner, and after discussion regarding the missing information and the Permit Streamlining Act timelines, the property owner submitted a request to continue the item from the January 9, 2025 Zoning Administration public hearing to a later hearing date. This would allow the applicant to revise their submission to include the missing information, which staff would then review and analyze for consistency with the applicable regulations, findings, and General Plan policies.

For the reason stated, staff supports the request by the property owner to continue the item to a future Zoning Administration public hearing date.

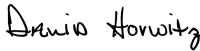
**Attachments:**

Attachment A: Email from Property Owner Requesting Continuance, dated December 17, 2024


**REVIEWED BY**

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Prepared by: David Horwitz, Assistant Planner

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Reviewed by: Samuel Gutierrez, Principal Planner

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