



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

Thursday, February 6, 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.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 PLN23-205 – Special Permit for conversion of an existing legal non-conforming accessory structure into a home office as a *Home Occupations: Expanded* use. Associated site improvements include the construction of a new single-family residence, driveways, frontage improvements and a detention pond.

Applicant: Gurpreet Sangha
Owner: Gurpreet Sangha
Planner: Buyan Batbaatar (408) 299-6724,
Email: buyan.batbaatar@pln.sccgov.org

Public hearing to consider a land use application for a Special Permit for converting existing 784 sf legal non-conforming accessory structure into a home office as a *Home Occupations: Expanded* use. Associated site improvements include the construction of a new 3,036 sf single-family residence, driveways, frontage improvements, and a detention pond. Proposed grading quantities include 84.3 cubic yards (c.y.) of cut and 25.8 c.y. of fill, with a maximum depth of 2.25 feet. Other site improvements include reductions to the existing parking lot area along the front of the project site and converting the existing 669 sf single-family home into a detached ADU. No tree removal is associated with the proposed project.

Recommendation:

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

Property Address: 800 Las Animas Ave, Gilroy
Present Land Use: Single-family Residence
Env. Determination: Categorically Exempt section 15303(a)
Supervisory District: 1

APN: 835-15-050
Zoning: A-40Ac
GP: Agriculture Large Scale
Project Area: 4.8 Ac

2. File PLN23-183 – Design Review (DR) and Grading Approval for new 7,762 sq. ft. single-family residence with associated improvements
Applicant: Francisco Torres
Owner: Islam and Samantha Muhammad
Planner: Eunice Ban (408) 299-5707,
Email: eunice.ban@pln.sccgov.org

Public hearing to consider a concurrent land use application that includes a request for Design Review (DR) Tier 2 and Grading Approval for a new 7,762 sq. ft. for the construction of a new

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.

single-family residence with attached garage, new driveway, retaining walls, and associated improvements. Proposed grading quantities associated with the Grading Approval request include 530 cubic yards (c.y.) of cut and 1,910 c.y. of fill, with a maximum depth of 9.4 feet. No tree removal is associated with the proposed project.

Recommendation:

1. Accept Categorical Exemptions, under Section 15303(Class 3) of the CEQA Guidelines (Attachment A); and,
2. Approve Design Review (DR) and Grading Approval, pursuant to Conditions of Approval outlined in Attachment B.

Property Address: 3655 Pleasant Knoll Ct. San Jose
Present Land Use: Vacant
Env. Determination: CEQA exemption 15061
Supervisory District: 1

APN: 654-25-011
Zoning: HS-10Ac-d1
GP: Hillside
Project Area: 10.28 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, March 6, 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.