

County of Santa Clara
Department of Planning and Development
"People Centered Services"
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San José, CA 95110
Phone: (408) 299-5700
Website: plandev.santaclaracounty.gov



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

Thursday, March 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 PLN23-046 – Building Site Approval on Slope 30% or Greater and Grading Approval
Applicant: MH Engineering Co. & D&Z Design Associates, Inc.
Owner: Ronit Buller and Benyamin Buller
Planner: Parya Seif (408) 299-5783, parya.seif@pln.sccgov.org

Public hearing to consider a request for a concurrent land use application for a Building Site Approval on Slope 30 % or Greater and Grading Approval to allow construction of a 1,513 sq. ft. single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage, located on a portion of the lot with a slope of development area at approximately 37.7%. Associated improvements include a new driveway, septic system, water tanks, and wharf hydrant. The project proposes removal of 27 trees within the development area, of which 26 are oak trees. Total grading quantities include 3,388 cubic yards of cut and 553 cubic yards of fill with a maximum vertical depth of 10 feet to establish the driveway and building pad. The project is not a covered project under the Santa Clara Valley Habitat Plan.

Recommendation:

1. Accept a Categorical Exemption, under Section 15303 Class3 (a) of the CEQA Guidelines, outlined in Attachment A; and
2. Grant Building Site Approval on Slope 30% or Greater, and Grading Approval pursuant to Conditions of Approval outlined in Attachment B.

Property Address: 15805 Uvas Road, Morgan Hill

Present Land Use: Vacant

HCP: Not a covered HCP project

Supervisorial District: 1

APN: 756-12-026

Zoning: HS-sr

GP: Hillside

Project Area: 5.6 acres

2. File PLN24-112 – Architecture and Site Approval (ASA) for 45-Foot-Tall Antenna at a San Jose Water Company Facility.
Applicant: Scott Hoffman
Owner: San Jose Water Company
Planner: David Horwitz (408) 299-5795, david.horwitz@pln.sccgov.org

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.

Public hearing to consider a land use application for Architecture and Site Approval (ASA) for a new 45-foot-tall commercial monopole antenna and associated improvements at an existing San Jose Water Company facility, for the purpose of remotely reading water meters. Additional improvements include lighting and landscaping. No tree removal or grading is proposed for this project.

Recommendation:

1. Accept the Categorical Exemption, under Section 15301(b) of the CEQA Guidelines, Attachment A; and,
2. Grant the Architecture and Site Approval (ASA), pursuant to the Conditions of Approval in Attachment B.

Property Address: Bayview Drive, Los Gatos

APN: 544-45-004

Present Land Use: Water Reservoir

Zoning: HS

Env. Determination: Categorical Exemption (Section 15301(b))

GP: Hillside

Supervisory District: 5

Parcel Size: 0.56 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, April 10, 2025, at 10:00 a.m.

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