



**SANTA CLARA COUNTY ZONING ADMINISTRATION
AGENDA**

**Wednesday, April 9, 2025, 10:00 a.m.
(rescheduled from April 3, 2025)**

****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 PLN22-006 – Building Site Approval, Grading Approval, Design Review, and Planning Clearance
Applicant: Barsana LLC
Owner: Barsana LLC.
Planner: Lara Tran (408) 299-5759, lara.tran@pln.sccgov.org

Public hearing to consider a concurrent land use application of Building Site Approval, Grading Approval, Design Review, and Planning Clearance for the construction of a two-story, 7,974 square feet single-family residence, a 640 square feet detached garage, a 1,199 square feet detached accessory dwelling unit (ADU) with a 399 square feet attached garage and a 499 square feet attached junior accessory dwelling unit (JADU), a 1,650 square feet livestock shelter, and a 397 square feet temporary agricultural residence. Grading consists of 5,581 cubic yards of cut and 4,052 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence. The item was continued to a date uncertain at the May 2, 2024, Zoning Administrator Hearing.

Recommendation:

1. Accept a Categorical Exemption, under Section 15303 Class 3 (a) of the CEQA Guidelines, outlined in Attachment A; and
2. Grant Building Site Approval, Grading Approval, Design Review, and Planning Clearance subject to Conditions of Approval in Attachment B.

Property Address: Auguste Court, Milpitas

APN: 029-35-007

Present Land Use: Vacant

Zoning: HS-d2

Env. Determination: Categorical Exemption 15303(a)

GP: Hillsides

Supervisory District: 3

Lot Size: 15.8 acres

2. File PLN23-158 – Design Review (Tier 2) And Grading Approval
Applicant: MH Engineering Co.
Owner: Jennifer Gonzalez, Paul Hanson, John Hanson, and Candace Hanson
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 Wednesday meeting date.

Public hearing to consider a request for a concurrent land use application for Design Review (Tier 2) and Grading Approval to allow construction of a 4,960 square-foot residential accessory structure used as a garage. Associated improvements include a new driveway with fire truck turnaround, and stormwater treatment area. Total grading quantities include 1,491 cubic yards (c.y.) of cut and 1,485 c.y. of fill with a maximum vertical depth of 8-feet 8-inches to establish the driveway and building pad. No trees are proposed for removal. The project is not a covered project under the Santa Clara Valley Habitat Plan. This item was continued to a date uncertain at the January 9, 2025, Zoning Administrator Hearing.

Recommendation:

1. Accept a Categorical Exemption, under Section 15303 Class 3 (e) of the CEQA Guidelines, outlined in Attachment A; and
2. Grant Design Review (Tier 2) and Grading Approval pursuant to the Conditions of Approval outlined in Attachment B.

Property Address: 1560 West Edmundson Avenue, Morgan Hill **APN:** 773-21-029
Present Land Use: Single-Family Residence **Zoning:** RR-d1-sr
Env. Determination: Categorical Exemption 15303(e) **GP:** Rural Residential
Supervisory District: 1 **Project Area:** 8.59 ac

3. File PLN24-185 – Special Permit for residential accessory structure with more than two internal plumbing fixtures.
Applicant: Powell and Associates
Owner: Anja Hamilton
Planner: Reva Kakaria (408) 299-5792, reva.kakaria@pln.sccgov.org

Public hearing to consider a Special Permit for a new 195 square foot accessory structure with more than two plumbing fixtures, including a shower, toilet, sink, pool filter, and pool pump. Associated site improvements include the removal of an existing accessory structure in the same location.

Recommendation:

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

Property Address: 2325 Dahlberg Drive, Morgan Hill **APN:** 773-16-014
Present Land Use: Single-Family Residence **Zoning:** RR
Env. Determination: Categorical Exemption 15303(e) **GP:** Rural Residential
Supervisory District: 1 **Project Area:** 1.2 acres

4. File PLN23-232 – Design Review Tier 2 and Grading Approval
Applicant: Toby Long
Owner: Vittorio Del Monaco and Stephanie Del Monaco
Planner: Michael Shwe (408) 299-5714, michael.shwe@pln.sccgov.org

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Public hearing to consider a concurrent land use application for a Design Review (Tier 2) and Grading Approval for construction of a new 5,398 sq. ft single family home and 1,638 sq. ft. attached garage on a 10 acre lot. Associated improvements include a new driveway, swimming pool, septic system, and wharf hydrant. Associated grading includes 1,090 cubic yards (c.y.) of cut and 3,885 c.y. of fill. Project proposes removal of 5 trees and replanting of 7 trees. The project is a covered project under the Santa Clara Valley Habitat Plan.

Recommendation:

1. Accept a Categorical Exemption under Section 15303(a) of the CEQA Guidelines, Attachment A; and
2. Grant Design Review Tier 2 and Grading Approval, pursuant to the Conditions of Approval outlined in Attachment B.

Property Address: 2940 Paseo Robles, San Martin
Present Land Use: Existing Residence
Env. Determination: Categorical Exemption 15303(a)
Supervisory District: 1

APN: 825-29-016
Zoning: HS-d1
GP: Hillside
Project Area: 10 acres

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, May 1, 2025, at 10:00 a.m.

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