

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

Thursday, August 7, 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 PLN24-118 – Tentative Parcel Map for a Two-Lot Subdivision
Applicant: David Faria, Faria Engineering
Owner: DraLion, LLC
Planner: David Horwitz (408) 299-5795, david.horwitz@pln.sccgov.org

Public hearing to consider a request for a Tentative Parcel Map to subdivide a 10-acre parcel into two (2) parcels, with 5 acres for each parcel. No frontage improvements, tree removal, or construction of residences are proposed with this subdivision.

Recommendation:

1. Adopt a CEQA Mitigated Negative Declaration; and
2. Grant a Vesting Tentative Parcel Map Approval for a Two-Lot Subdivision, pursuant to the Conditions of Approval in Attachment B.

Property Address: California Avenue, San Martin
Present Land Use: Vacant
Env. Determination: Mitigated Negative Declaration
Supervisory District: 5

APN: 779-08-001
Zoning: RR-5Ac
GP: Rural Residential
Parcel Size: 10.00 acre

2. File PLN24-173 – Tentative Parcel Map for a Three-Lot Subdivision
Applicant: Heather Dickinson
Owner: Richard and Linda Dickinson Trust
Planner: Lara Tran (408) 299-5759, lara.tran@pln.sccgov.org

Public hearing to consider a request for Tentative Parcel Map to subdivide a 1.83-acre lot (79,692 square feet) into three (3) lots, Parcel 1, Parcel 2, and Parcel 3 measuring 31,876 square feet (sq.ft.), 25,176 sq.ft., and 22,634 sq.ft., respectively.

Recommendation:

1. Accept a Categorical Exemption, pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions), Attachment A; and
2. Grant a Tentative Parcel Map Approval, subject to the Conditions of Approval outlined in Attachment B.

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.

Property Address: 1663 Whitham Avenue, Los Altos
Present Land Use: Residential
Env. Determination: Categorical Exemption 15315
Supervisory District: 5

APN: 331-06-034
Zoning: R1-20-n1
GP: USA – Los Altos
Project Size: 1.83 acre

ADJOURNMENT

The next Zoning Administration Hearing is scheduled for Thursday, September 4, 2025, at 10:00 a.m.

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