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**SANTA CLARA COUNTY ZONING ADMINISTRATION  
AGENDA**

**Monday, November 10, 2025, 10:00 a.m.  
(rescheduled from November 6, 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 Monday through Thursday 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

**CONTINUED PUBLIC HEARING**

1. File PLN24-118 – Two-Lot Subdivision of one, 10-gross-acre parcel resulting in two, 5-gross-acre parcels.  
Applicant: David Faria, Faria Engineering  
Owner: DraLion, LLC  
Planner: David Horwitz (408) 299-5795 [david.horwitz@pln.sccgov.org](mailto:david.horwitz@pln.sccgov.org)

Consider a request for a Vesting Tentative Parcel Map to subdivide a 10-gross-acre parcel into two, 5-gross-acre parcels. No frontage improvements, tree removal, or construction of residences are proposed with this subdivision. Item is continued from August 7, 2025, Zoning Administrator hearing.

Recommendation:

- a. Adopt a CEQA Mitigated Negative Declaration; and
- b. Grant 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-gross-acres

**PUBLIC HEARING**

2. File PLN25-172 – Entertainment Event License for the 2026 Spring Concert Series at Stanford Stadium  
Applicant: Diana O'Dell, Director of Stanford Land Use Planning  
Owner: Stanford University  
Planner: Parya Seif (408) 299-5783 [parya.seif@pln.sccgov.org](mailto:parya.seif@pln.sccgov.org)

Consider a request for an Entertainment Event License for the 2026 Spring Concert Series (commercial concerts) at Stanford Stadium. The event will include a three-night music concert

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with firework displays, to be held on May 16, 17, and 19, 2026, from 5:00 p.m. to 10 p.m. The proposed event will include maximum of 58,000 spectators, and 600 operations staff.

**Recommendation:**

- a. Approve the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)]; and,
- b. Grant an Entertainment Event License for the 2026 Spring Concert Series at Stanford Stadium, pursuant to Conditions of Approval outlined in Attachment B.

**Property Address:** 625 Nelson Road, Stanford  
**Env. Determination:** Use of prior CEQA – 2000 Stanford  
GUP EIR  
**Supervisory District:** 5

**APN:** 142-04-036  
**GP:** Major Educational &  
Institutional Uses  
**Zoning:** A1

3. File PLN22-172 – Tentative Parcel Map for a Two-Lot Subdivision

Applicant: Lien Ly

Owner: Ly Duong P. et al.

Planner: Reva Kakaria (408) 299-5792

[reva.kakaria@pln.sccgov.org](mailto:reva.kakaria@pln.sccgov.org)

Consider a request for a Tentative Parcel Map to resubdivide two legal underlying lots totaling 16,502 square feet into two lots of 8,250 and 8,252 square feet. Associated grading quantities consist of 111 cubic yards of cut, and 111 cubic yards of fill.

**Recommendation:**

- a. Accept a Categorical Exemption, pursuant to Section 15315 of the CEQA Guidelines, Attachment A; and
- b. Grant a Tentative Parcel Map Approval, subject to the Conditions of Approval in Attachment B.

**Property Address:** 4500 Alum Rock Avenue, San Jose  
**Present Land Use:** Single-Family Residence  
**Env. Determination:** Categorical Exemption (Section 15315)  
**Supervisory District:** 2

**APN:** 601-12-102  
**Zoning:** R1  
**GP:** USA – San Jose  
**Lot Size:** 0.37 acres

**ADJOURNMENT**

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

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