

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF MEMORANDUM
Zoning Administration
November 7, 2019
Public Hearing
Item #1

Staff Contact: Xue Ling – Assistant Planner
(408) 299-5784, xue.ling@pln.sccgov.org

File: PLN17-10706
Subject: Design Review (Tier II) and Grading Approval for a Single-Family Residence
Address: 0 Bella Madeira Lane, San Jose (APN: 654-64-012)

DISCUSSION

On October 29, 2019, the applicant informed Staff required story poles would not be constructed for staff inspection within seven (7) days of the November 21, 2019 Zoning Administration hearing, as required by Zoning Ordinance Section 3.20.040(2)(c). The applicant is requesting the meeting be continued to the December 5, 2019 public hearing to accommodate more time to construct the story poles, including a Staff inspection of the story pole construction. As such, Staff recommends the application be continued to the December 5, 2019 public hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on October 22, 2019, with a Permit Streamlining Act deadline of December 20, 2019. No Permit Streamline Act extension is needed at this time, as the next scheduled hearing date is December 5, 2019.

ATTACHMENTS

A) Applicant's Continuance Request Email

REVIEWED BY

Prepared by: Xue Ling, Assistant Planner *Xue Ling*

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator

A handwritten signature in blue ink, appearing to be 'L. Mikhail', is located at the bottom right of the page.

From: [Rook, Kim](#)
To: [Mikhail, Leza](#)
Subject: FW: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing
Date: Thursday, October 31, 2019 9:12:16 AM

---Original Message-----

From: Rook, Kim
Sent: Tuesday, October 29, 2019 11:20 AM
To: manjit.saini@iengco.com
Cc: Ling, Xue <xue.ling@pln.sccgov.org>; Steve Benzing <steve@benzarch.com>; James Le <jamesle@sbcglobal.net>
Subject: RE: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing

Manjit,

I spoke with the Zoning Administrator regarding your request and your project will be continued to the December 5, 2019 Zoning Administration hearing date.

As discussed in the Additional Information section of previous incomplete letters, story poles are required to be fully erected per the County Story Poles standards (see link to Story Poles handout) at least seven (7) days prior to the scheduled public hearing. Based on previous experience with similar projects, the Zoning Administrator strongly recommends story poles are in place a minimum of two (2) weeks prior to the hearing date to allow any potential modifications or corrections that may be necessary for proper placement to proceed to the December 5, 2019 Zoning Administration hearing date. If you or your contractor has any questions regarding proper placement, please do not hesitate to have them contact me directly for any clarifications. Please contact me, or Xue Ling, Assistant Planner, (cc'd; 408-299-5784) to schedule a site visit for verification of story pole placement after installation is complete.

Regards,
Kim

Kim Rook
Sr. Planner
County of Santa Clara
(408) 299-5790
Please include the project file/plan check number in the subject line.

-----Original Message-----

From: Manjit Saini <manjit.saini@iengco.com>
Sent: Tuesday, October 29, 2019 9:26 AM
To: Rook, Kim <Kim.Rook@pln.sccgov.org>
Cc: Ling, Xue <xue.ling@pln.sccgov.org>; Steve Benzing <steve@benzarch.com>; James Le <jamesle@sbcglobal.net>
Subject: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing

Kim: We are requesting to postpone the hearing to December meeting as it will be difficult to get the story poles installed in next two days. We will schedule the poles constructed end of November for December meeting.

Regards

Manjit Saini
(408) 313-5400 (Ph)