

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
October 3, 2019
Item # 1

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File: PLN19-0096

Special Permit for a detached accessory building (garage) within the front residential setback.

Address: 0 Miradero Avenue, San Jose (APN: 612-02-059)

BACKGROUND

On May 15, 2019, an application for a Special Permit to construct a 499 square foot detached garage within the 25 ft. front setback was submitted to the Planning Office. The initial application was routed to all department agencies for review, including Roads and Airports. The Santa County Roads and Airports Division approved with no comments their review of the application. However, additional information was still required by other agencies, and the project was deemed incomplete on June 10, 2019. The application was resubmitted on several occasions with a final resubmittal on August 20, 2019. The application was subsequently deemed complete for processing on September 17, 2019.

DISCUSSION

The project is located along Miradero Avenue, which is a private road not maintained by the County Roads and Airports Division. Despite the County Roads and Airports approval with no comments of this project, pursuant to Zoning Ordinance Section 4.20.020(F)(1)(c), the County Zoning Administrator is requiring the County Roads and Airports Division to further review this project to determine if there are any sight visibility or traffic impacts that results from a reduced setback for the detached garage.

For this reason, Staff is recommending that the project (PLN19-0096) be continued to the November 7, 2019 Zoning Administration Hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The Special Permit application was deemed complete for processing on September 17, 2019, with a Permit Streamlining Act deadline of November 16, 2019 (60-days).

REVIEWED BY

Prepared by: Lara Tran, Associate Planner 
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

