

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
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SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA AND NOTICE OF PUBLIC HEARING

AGENDA

County Government Center
70 West Hedding Street, San Jose, CA
Room 157

Thursday, October 4, 2018, 9:30 AM

The Santa Clara County Zoning Administrator will be conducting public hearings to consider the projects listed below.

This agenda is posted on the Planning Office web site www.sccplanning.org and is also published in the *San Jose Post Record*. Project plans and other documents are available for public inspection during regular business hours at the Planning Office (Monday 9:30 to 5:00, Tuesday through Friday 8:00 to 5:00). Questions or comments should be directed to the project planner.

Appeals regarding decisions of the Zoning Administrator must be filed within 15 calendar days of the decision and shall be accompanied by a non-refundable filing fee. If you challenge this 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: Mark Connolly, Deputy Zoning Administrator

9:30 AM

CONTINUED PUBLIC HEARINGS:

NONE.

PUBLIC HEARINGS:

1. 3179-18ASA-18G Owner: William Hirschman/Chateau Masson LLC
Planner: Robert Salisbury (408) 299-5785 robert.salisbury@pln.sccgov.org

Request: Consider recommendations for Architecture and Site Approval and Grading Approval to construct five (5) new buildings and a new outdoor terrace area, at the Mountain Winery, an existing concert and event venue. The five (5) buildings consist of an 830 sq. ft. wine tasting building, a 10,275 sq. ft. concession building, a 11,539 sq. ft. event building, a 1,426

sq. ft. storage building, and a 144 sq. ft. ticket office. Grading quantities total 9,763 cubic yards of cut, and 0 cubic yards of fill.

Recommendation:

1. Accept the Use of prior CEQA
2. Grant Architecture and Site Approval and Grading Approval

Property Address: 14831 Pierce Road

APN: 708-47-031

Present Land Use: Commercial

Zoning: HS-d1

Env. Determination: Use of prior CEQA 2000 Use Permit EIR

GP: Hillside

Supervisory District: 1

Parcel Size: 80 ac.

2. File 11313-18SP Owner: Shahriar Rabii and Helen Roeber
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendation for a Special Permit for two (2) detached accessory buildings (cabaña and art studio), each containing more than two (2) internal plumbing fixtures (Section 4.20.020(I)).

Recommendation:

3. Accept Categorical Exemption from CEQA (Section 15303(e))
4. Grant Special Permit

Property Address: 24600 Ruth Lee Court, Los Altos

APN: 336-13-056

Present Land Use: Single Family Residential

Zoning: R1E-20-n1

Env. Determination: Categorical Exemption (Section 15303(e))

GP: USA of Los Altos

Supervisory District: 5

Parcel Size: 0.7 acre

3. File 11268-18DR Owner: Thomas Ashburn and Beverly Ashburn
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendation for Design Review to add 497 s.f. to an existing (4,721 s.f.) single-family residence. No grading is proposed.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15301(e))
2. Grant Design Review

Property Address: 19020 Ojai Drive, Los Gatos

APN: 510-23-013

Present Land Use: Single Family Residential

Zoning: RHS-d1

Env. Determination: Categorical Exemption (Section 15301(e))

GP: USA of Monte Sereno

Supervisory District: 1

Parcel Size: 1.1 acre

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.

4. File 11306-18SP Owner: Devesh Patel and Shital Patel
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendation for a Special Permit of a detached accessory building (cabaña) containing more than two (2) internal plumbing fixtures (Section 4.20.020(I)).

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303(e))
2. Grant Special Permit

Property Address: 420 Valley View Drive, Los Altos APN: 331-07-014 (Lot 6)
Present Land Use: Single Family Residence Zoning: R1E-20-n1
Env. Determination: Categorical Exemption (Section 15303(e)) GP: USA of Los Altos
Supervisory District: 5 Parcel Size: 0.4 acre

5. File 7522-17B-17G-17DR Owner: Daniel T. Smith
Planner: Carl Hilbrants (408) 299-5781 carl.hilbrants@pln.sccgov.org

Request: Consider recommendation for Building Site Approval, Grading Approval and Design Review to construct a new 2-story 6,120 square foot single-family residence with an attached 850 square foot garage and 1,331 square foot basement. Grading quantities are approximately 1,200 cubic yards of cut with no fill.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303(a))
2. Grant Building Site Approval, Grading Approval and Design Review

Property Address: 15321 Canon Drive, Los Gatos APN: 510-26-054
Present Land Use: Single Family Residence Zoning: RHS-d1
Enviro Determination: CatEx (Section 15303(a)) GP: Saratoga
Supervisory District: 5 Parcel Size: 1.5 acres

ADJOURNMENT: TO THE NOVEMBER 1, 2018 ZONING ADMINISTRATION HEARING.

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