

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
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www.sccplanning.org



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA AND NOTICE OF PUBLIC HEARING

AGENDA

County Government Center
70 West Hedding Street, San Jose, CA
7th Floor, Conference Room A

Friday, December 7, 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(s): Mark Connolly, Deputy Zoning Administrator
Leza Mikhail, Zoning Administrator**

9:30 AM

CONTINUED PUBLIC HEARINGS:

1. 11024-17S-17G-17DR-18SP Owner: Evan Brooks
Planner: Robert Salisbury (408) 299-5785 robert.salisbury@pln.sccgov.org

Request: Consider recommendations for Subdivision and Grading Approval to subdivide an approximately 12.45-acre lot into four (4) lots of 2.67, 4.22, 3.16, and 3.01 acres respectively. Grading quantities total approximately 559 cu. yds. of cut and 5 cu. yds. of fill for the proposed access road and other subdivision improvements.

Property Address: 20784 Via Corta, San Jose
Present Land Use: Residential

APN: 701-27-056
Zoning: RR-2.5Ac-d1

Enviro Determination: Initial Study – Negative Declaration GP: Rural Residential
Supervisory District: 1 Project Area: 12.45 acres

PUBLIC HEARINGS:

2. File 11389-18A Owner: Richard Spano
Planner: Christopher Hoem (408) 299-5784 Christopher.Hoem@pln.sccgov.org

Request: Consider recommendation for Architecture and Site Approval to install a new wireless telecommunications facility, including a 361 square foot fenced equipment area, 12-foot wide gravel access road and gate, diesel tank and generator, 6 antennas, and miscellaneous equipment, at an existing PG&E lattice tower.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303)
2. Grant Architecture and Site Approval

Property Address: 999 Melchoir Ct., Gilroy	APN: 783-17-045
Present Land Use: Single Family Residence	Zoning: A-20Ac
Enviro Determination: CatEx (Section 15303)	GP: Agriculture Medium Scale
Supervisory District: 1	Parcel Size: 9.5 acres

3. File 10693-18GA-18DR Owner: Mirjana Vajdic
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendations for Design Review and Grading Abatement of a retaining wall exceeding five (5) vertical feet that extends more than 80 horizontal feet. Proposed grading is 250 c.y. of cut and 250 c.y. of fill.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15304, Class 4)
2. Grant Design Review and Grading Abatement Approval.

Property Address: 16330 Matilija Drive, Los Gatos, CA	APN: 510-30-040
Present Land Use: Single Family Residential	Zoning: HS-d1
Env. Determination: Categorical Exemption (Section 15303(e))	GP: Hillsides
Supervisory District: 1	Parcel Size: 1.3 acre

4. File 11435-18DR Owner: Art Calderon
Planner: Mark J. Connolly (408) 299-5786 mark.connolly@pln.sccgov.org

Request: Consider recommendations for Design Review of a 14-foot tall retaining wall at the rear of the property, pursuant section 4.20.050(a)(5) of the zoning Ordinance. No grading is proposed.

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.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15304, Class 4)
2. Grant Design Review Approval.

Property Address: 454 S. Bascom San Jose, CA

APN: 277-05-030

Present Land Use: Commercial

Zoning: R1-n2

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

GP: San Jose

Supervisory District: 4

Parcel Size: .44 acre

5. File 11203-18G-18DR Owner: Zia Malik
Planner: Mark J. Connolly (408) 299-5786 mark.connolly@pln.sccgov.org

Request: Consider recommendations for Grading Approval and Design Review for a new 5,536 square-foot two-story residence. Proposed grading is 563 c.y. of cut and 648 c.y. of fill.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303 Class 3 (a))
2. Grant Grading Approval and Design Review Approval

Property Address: 15487 Bohlman Road, Saratoga, CA

APN: 517-32-005

Present Land Use: Residential

Zoning: HS-d1

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

GP: Saratoga

Supervisory District: 5

Parcel Size: .42,689 acres

ADJOURNMENT: TO THE JANUARY 3, 2018 ZONING ADMINISTRATION HEARING

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