

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 First Floor

Thursday, February 7, 2019, 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. 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 (3a))
2. Grant Grading Approval and Design Review Approval

Property Address: 15487 Bohlman Road, Saratoga, CA

APN: 517-32-005

Present Land Use: Residential
Env. Determination: Categorical Exemption (Section 15303(a))
Supervisory District: 5

Zoning: HS-d1
GP: Saratoga
Parcel Size: 42,689 acres

2. File 11360-18DR Owner: Ann Koo
Planner: Colleen Tsuchimoto (408) 299-5797 Colleen.Tsuchimoto@pln.sccgov.

Request: Consider recommendation for Design Review Approval for a new 10,928 square foot two-story residence, with attached three-car garage. Proposed grading is 60 c.y. of cut and 20 c.y. of fill.

Recommendation:

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

Property Address: 23271 Partridge Lane, Los Altos
Present Land Use: Single Family Residence
Enviro Determination: CatEx (Section 15303 Class 3a)
Supervisory District: 5

APN: 331-24-004
Zoning: R1E-1Ac-d
GP: Los Altos Hills
Parcel Size: 1 acre

PUBLIC HEARINGS:

1. File 11326-18A-18DR Owner: Trincher California Properties
Planner: Christopher Hoem (408) 299-5784 Christopher.Hoem@pln.sccgov.org

Request: Consider recommendation for Architecture and Site Approval and Design Review to construct a new 60-foot tall monopine wireless telecommunications facility.

Recommendation:

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

Property Address: 13585 Sycamore Ave, San Martin, CA
Present Land Use: Commercial Storage Facility
Env. Determination: Categorical Exemption (Section 15303)
Supervisory District: 1

APN: 825-14-053
Zoning: RR-5Ac-sr-sm
GP: Rural Residential
Parcel Size: 5.1 acres

2. File 11220-18B-18G-18DR Owner: Namit and Shivi Gupta
Planner: Colleen Tsuchimoto (408) 299-5797 Colleen.Tsuchimoto@pln.sccgov.org

Request: Consider recommendation for Building Site Approval, Grading Approval, and Design Review for a new 2,850 square foot two-story residence with attached 2 car-garage located within the 100 foot secic road setback area. Proposed grading is 2 c.y. of cut, and 270 c.y. of fill

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 preceeding the Thursday meeting date.

Recommendations:

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

Property address: 0 Sanborn Rd, Saratoga

APN: 517-33-015

Present Land Use: Vacant

Zoning: HS-sr

Environ Determination: CatEx (Section 15303 Class 3a)

GP: Hillsides

Supervisory District 5

Parcel Size: 5.07 acres

3. File 11372-18DR-18G Owners: Gal Elmaleh and Peretz Lee
Planner: Colleen Tsuchimoto (408) 299-5797 Colleen.Tsuchimoto@pln.sccgov.org

Request: Consider recommendation for Design Review and Grading Approval for a new 9,053 square foot three-story residence with 663 square foot 1-car attached garage, and 1,144 square foot 1-story secondary dwelling with 240 square foot 1-car attached garage and 528 square foot detached 1-car garage. Proposed grading is 2,485 c.y. of cut, and 492 c.y. of fill.

Recommendations:

1. Accept Use of a Prior CEQA Document – Rockwood Ranch Residential Environmental Impact Report
2. Grant Design Review and Grading Approval

Property address: 2430 Rockwood Ranch Road, Morgan Hill

APN: 776-35-009

Present Land Use: Vacant

Zoning: HS-d

Environ Determination:

GP: Hillsides

Supervisory District 1

Parcel Size: 6.63 acres

4. File 10972-18SP Owner: Paul Latala and Cori Latala
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendation for a Special Permit of a detached accessory building (barn and game room) 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: 14632 Stonebridge Court, Morgan Hill

APN: 779-42-002

Present Land Use: Single Family Residential

Zoning: RR-d1-sr

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

GP: Rural Residential

Supervisory District: 1

Parcel Size: 2.2

5. File PLN18-11206 Owner: Zanker Road Resource Management Ltd.
Planner: Valerie Negrete (408) 299-5791 valerie.negrete@pln.sccgov.org

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.

Request: Consider recommendation for Architectural and Site Approval for a 10,000 square foot canopy overhang addition and associated 361,000 gallon water storage tank.

Recommendation:

1. Accept the Use of Prior CEQA
2. Grant approval of the Architectural and Site Approval

Property Address: 980 Highway 25, Gilroy, Ca.

APN: 841-37-028 & 029

Present Land Use: Composting Facility

Zoning: A-40Ac

Enviro Determination: Use of Prior CEQA

Mitigated Negative Declaration

adopted by the Planning Commission on 12/6/2012

GP: Agricultural Large Scale

Supervisory District: 1

Parcel SizeS: 20 Acres

ADJOURNMENT: TO THE MARCH 7, 2019 ZONING ADMINISTRATION HEARING

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