

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
Isaac Newton Senter Auditorium, 1st Floor

Thursday, November 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): Rob Eastwood, Planning Manager

9:30 AM

CONTINUED PUBLIC HEARING ITEMS

1. File: PLN19-0096 Owner: Saeid Assadi
Planner: Lara Tran (408) 299-5759 lara.tran@pln.sccgov.org

Request: Consider recommendation for a Special Permit of a detached accessory building (garage) located within the 25-foot front setback per Section 4.20.020(F)(1)(a-e) and Section 5.60.030) of the County Zoning Ordinance.

Recommendation:

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

Property Address: 0 Miradero Avenue, San Jose

APN: 612-02-059

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Present Land Use: Single Family Residential
Env. Determination: Categorical Exemption (Section 15303(e))
Supervisorial District: 3

Zoning: R1-10
GP: San Jose
Parcel Size: 0.2 acres

PUBLIC HEARING ITEMS

1. File: 10706-17G-17DR Owner: James Le
Planner: Xue Ling (408) 299-5784 xue.ling@pln.sccgov.org

Request: Consider recommendation of Design Review Approval (Tier 2) and Grading Approval for a 6,736 square-foot single-family residence with attached garage. Associated site improvements include a new driveway, septic system, and removal of eight (8) trees. Grading consists of 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards).

Recommendation:

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

Property Address: 0 Bella Madiera Ln, San Jose
Present Land Use: Vacant Land
Env. Determination: Categorical Exemption (Section 15303(a))
Supervisorial District: 3

APN: 654-64-012
Zoning: HS-d1
GP: San Jose
Parcel Size: 10.2 acres

2. File: PLN19-0005 Owner: Caixing Xie
Planner: Charu Ahluwalia (408) 299-5740 charu.ahluwalia@pln.sccgov.org

Request: Consider recommendation for a Tentative Parcel Map. The proposed subdivision would create 2 lots, measuring 7,274 and 9,440 square feet, respectively. No grading is proposed with this subdivision project.

Recommendation:

1. Grant Categorical Exemption from CEQA (Section 15315)
2. Approve Tentative Map

Property Address: Corner of Tallent Av. and Regal Ct., San Jose
Present Land Use: Vacant
Env. Determination: Categorical Exemption (Section 15315)
Supervisorial District: 3

APN: 599-20-022
Zoning: R1-6
GP: San Jose
Parcel Size: 16,714 sq.ft.

ADJOURNMENT: TO THE DECEMBER 5, 2019 ZONING ADMINISTRATION HEARING

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.