

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
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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
Isaac Newton Senter Auditorium, 1st Floor

Thursday, January 16, 2020, 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

NONE.

PUBLIC HEARING ITEMS

1. File PLN19-0053 Owners: David and Susan Persing
Planner: Colleen Tsuchimoto (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

Request: Consider recommendation for a Special Permit for a detached accessory structure (private underground wine cave with pool pavilion) containing more than 2 plumbing fixtures, with Design Review Administrative Approval (not visible site) and Grading Approval. Improvements also include access driveway with fire truck turnaround

area. Grading consists of 1,437 cubic yards of cut, and 230 cubic yards of fill with a maximum depth of 14.5 feet for the winecave.

Recommendation:

1. Accept Categorical Exemption from CEQA Section 15303(e).
2. Grant Special Permit, Design Review Administrative Approval, and Grading Approval

Property Address: 830 W. San Martin Ave., San Martin
Present Land Use: Residential/Vineyards
Env. Determination: Categorical Exemption (Section 15303(a))
Supervisory District: 1

APN: 779-45-006
Zoning: HS-d1
GP: Hillside
Parcel Size: 20

2. File PLN18-8580 Owner: Manny Bagnas
Planner: Colleen Tsuchimoto (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

Request: Consider recommendation for a Building Site Approval with Architectural Review, Grading Approval and Variance for a 5,950 square foot single-family residence on APN 517-37-003 (Parcel A), where the slope of the developed area is approximately 64.8%. A Variance is requested to reduce front setback from 30 feet to 12 feet, and the west side setback from 30 feet to 0 feet. Associated improvements, both on and off the property, include a new access driveway with retaining walls, bridge, culvert improvements, septic systems and repair of a landslide on-site. Estimated grading quantities for Parcel A also include legalizing previous landslide repair that was completed for approximately 1,800 cubic yards of cut and 2,700 cubic yards of fill.

Recommendation:

1. Accept Use of a Prior CEQA Document
2. Grant Building Site Approval with Architectural Review, Grading Approval and Variance.

Property Address: 0 Sanborn Rd. Saratoga
Present Land Use: Vacant Land
Env. Determination: Use of a Prior CEQA Document
Supervisory District: 5

APN: 517-37-003
Zoning: HS
General Plan: Hillside
Parcel Size: 3.9 acres

3. File PLN18-8224 Owner: Manny Bagnas
Planner: Colleen Tsuchimoto (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

Request: Consider recommendation for a Building Site Approval with Architectural Review and Grading Approval for a 5,500 sq. ft. single-family residence with an attached 800 sq. ft. secondary dwelling on APN 517-37-001 (Parcel B), where the slope of the developed area is approximately 55.1%. Associated improvements, both on and off the property, include a new access driveway with retaining walls, bridge, culvert improvements, septic systems and repair of a landslide on-site. Estimated grading quantities for Parcel B also include legalizing previous

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landslide repair that was completed for approximately 1,800 cubic yards of cut and 2,700 cubic yards of fill.

Recommendation:

3. Accept Use of a Prior CEQA Document
4. Grant Building Site Approval with Architectural Review and Grading Approval.

Property Address: 0 Sanborn Rd. Saratoga

APN: 517-33-001

Present Land Use: Vacant Land

Zoning: HS

Env. Determination: Use of a Prior CEQA Document

General Plan: Hillside

Supervisory District: 5

Parcel Size: 10.6 acres

ADJOURNMENT: TO THE FEBRUARY 6, 2020 ZONING ADMINISTRATION
HEARING

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