1995 Old Calaveras Blvd, Milpitas, CA 95035 (APN: 029-30-016)

19.72 acres

Zoning: HS-d2 from County records as of August 19, 2024.

C. HS Hillside. The purpose of the Hillside district, also known as the HS district, is to preserve mountainous lands unplanned or unsuited for urban development primarily in open space and to promote those uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas. These lands are watersheds and may also provide such important resources as minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeological sites, scenic beauty, grazing lands, and recreational areas. Additionally, lands zoned Hillside define the setting or viewshed for the urban area of the county. Development shall be limited to avoid the need for public services and facilities.

Permitted uses include agriculture and grazing, very low density residential use, low density, low intensity recreation, mineral and other resource extraction, and land in its natural state. Low-intensity commercial, industrial, and institutional uses may also be allowed if they require a remote, rural setting and are sized to primarily serve the rural residents or community, or if they support the recreational or productive use, study, appreciation, or enhancement of the natural environment. Clustering of development, particularly residential, is encouraged in order to preserve contiguous open space and achieve efficiency in the provision of access to dwellings. This district is meant to apply to all parcels designated Hillside in the general plan. Note that § 2.20.070 applies to this district.

§ 3.20.050 -d2 District (Milpitas Hillsides) The purpose of establishing the -d2 zoning district is to maintain the predominantly natural appearance of the Milpitas hillside areas to which the -d2 zoning district is applied. In furtherance of that objective, the following supplementary development standards shall apply to structures, including new construction and exterior modifications/additions to existing structures, on properties zoned -d2. In addition, the provisions contained within the adopted design review guidelines shall be appropriately applied as part of the design review process. A. Maximum House Size. For lots that are less than 10 acres, the gross floor area of dwellings shall not exceed 6,000 square feet. For lots that are 10 acres or greater, gross floor area of dwellings shall not exceed 8,000 square feet. B. Height. The maximum height of dwellings shall be 27

feet and two (2) stories. The maximum height of accessory structures shall be in accordance with Section 4.20.020, except that in no case shall the height of any accessory building or structure exceed 27 feet. C. Color. The light reflectivity value (LRV) of the exterior surfaces of any structure shall not exceed 45. The zoning administrator may additionally specify subdued chroma (color saturation) when warranted for a structure deemed to have high visibility and contrast against the site's background. The zoning administrator may waive this light reflectivity requirement for minimal trim or other minor architectural features.

D. Crestline Area Development Restrictions. Placement and height of any proposed structure may be restricted to ensure that no structure protrudes above the perceived crestline, as delineated on the official City of Milpitas zoning map. To ensure that proposed structures, whether east or west of the crestline, do not protrude above the crestline, story poles, line-of-sight analyses, or other visualization methods may be required for each project subject to design review. Story poles shall be the preferred means of evaluating potential impacts to the crestline and the basis for necessary determinations that the structures do not protrude above the perceived crestline. E. Story Poles. Story poles shall be fully erected, per the County's story poles standards, and approved by the zoning administrator at least seven (7) days prior to the scheduled hearing.