



**AGENDA  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, August 13, 2014**

**REGULAR MEETING – 7:00 P.M. – CIVIC THEATER/COUNCIL CHAMBERS AT 13777  
FRUITVALE AVENUE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of July 23, 2014

**COMMUNICATIONS FROM COMMISSION & PUBLIC**

**Oral Communications on Non-Agendized Items**

*Any member of the Public will be allowed to address the Planning Commission for up to three (3) minutes on matters not on this agenda. The law generally prohibits the Planning Commission from discussing or taking action on such items. However, the Planning Commission may instruct staff accordingly regarding Oral Communications under Planning Commission direction to Staff.*

**REPORT OF APPEAL RIGHTS**

If you wish to appeal any decision on this Agenda, you may file an “Appeal Application” with the City Clerk within fifteen (15) calendar days of the date of the decision.

**PUBLIC HEARING**

All interested persons may appear and be heard at the above time and place. Applicants and their representatives have a total of ten minutes maximum for opening statements. Members of the Public may comment on any item for up to three minutes. Applicants and their representatives have a total of five minutes maximum for closing statements.

1. Application PDR14-0020; 14471 Big Basin Way (503-24-067); Roger Roach on behalf of Verizon Wireless. The applicant is proposing to remove and replace three existing wireless antennas with three new dual band LTW/AWS antennas (one per sector), install three RRUs (one per sector), and install hybrid cables. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Approve Resolution No. 14-032 approving the project subject to conditions of approval.

2. Application ADR14-0021 & CUP14-0002; 20201 La Paloma Avenue (397-24-049); Caldwell / Paim - The applicant requests Conditional Use Permit (CUP) and Administrative Design Review (ADR) approval to remove an existing detached two-story accessory structure in order to construct a new detached 1,072 sq. ft. one-story accessory structure within the required rear setback. The maximum height of the new accessory structure will be no higher than 10 ft. No protected trees are required for removal. Staff Contact: Michael Fossati (408) 868-1212.

**Recommended action:**

Adopt Resolution No. 14-035 approving the project subject to conditions of approval.

3. Application ZOA 14-0001; 20400 Saratoga-Los Gatos Road / 517-10-015, 517-10-009, 517-10-034; Our Lady of Fatima Villa. The applicant is requesting approval of a Zoning Amendment to add a Planned-Combined District (P-C) zoning overlay to three adjoining parcels with an underlying residential zoning designation of R1-10,000. The parcels have been occupied by institutional uses since at least 1951 before the city was incorporated. The current assisted living facility and associated uses received conditional use permit approval in 2000. The applicant is proposing to add 11 new parking spaces by increasing the impervious parking area by approximately 2,312 square feet. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Adopt Resolution No. 14-031 recommending the City Council approve the zoning amendment subject to conditions of approval.

4. Application PDR14-0012; 18844 Dundee Avenue / 389-17-049; Deepak Sharma and Ana Stefan / Michelle Minor Design. The applicant is proposing a new 2-story home and basement. The proposed height is approximately 26 feet. The total floor area including the existing garage is 3,197 square feet. The project replaces an existing 1,125 square foot home, while retaining the 434 square foot attached garage. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Adopt Resolution No. 14-030 approving the project subject to conditions of approval.

5. Applications 4-0009 & ARB13-0077; 14584 Horseshoe Drive (Parcel B) (397-20-104); Ravi Ramachandran (Applicant) - The applicant is proposing a new 2-story single-family home on a vacant lot. The proposed height is approximately 26 feet. The total floor area including garage is 4,517 square feet. The project includes the proposed removal of 11 protected trees. Staff Contact: Christopher Riordan (408) 868-1235.

**Recommended action:**

Adopt Resolution No. 14-033 approving Design Review PDR14-0009 and ARB13-0077 subject to conditions of approval.

6. Application VAR14-0003 and MOD14-0003; 18590 Avon Lane (410-40-016) John Livingstone (Applicant) on behalf of Yeoun Jin Kim (Owner) – The applicant requests Variance approval from the regulations contained in the City Code regarding Secondary Dwelling Units to reduce the minimum net lot size required for a secondary dwelling unit in the R-1-40,000 zoning district. The applicant is also requesting Design Review Approval for modifications to previously approved plans. The net lot size is approximately 36,465 square feet and the site is zoned R-1-40,000. Staff Contact: Christopher Riordan (408) 868-1235.

**Recommended action:**

Adopt Resolution No. 14-034 approving the project subject to conditions of approval.

## **PLANNING STAFF//COMMISSION COMMUNICATION**

### **ADJOURNMENT**

#### **CERTIFICATE OF POSTING OF AGENDA**

*I, Abby Ayende, Office Specialist III for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for public review on August 7, 2014 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us).*

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