



**AGENDA  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, September 10, 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 August 13, 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 APPC14-0001; 21818 Via Regina (503-69-012); Downs and Hsiao – The appellants are appealing ADR12-0032, which is an addition of 2,262 sq. ft. to the 1st and 2nd story of a two-story residence that includes additions to both floors and a wood deck along the eastern side of the residence as well as various landscaping and drainage improvements along the southern portion of the residence located at 21818 Via Regina. Staff Contact: Michael Fossati (408) 868-1212.

**Recommended action:**

Adopt Resolution No. 14-040 upholding staff’s approval of the project subject to conditions of approval.

2. Application PDR14-0011, ARB14-0002, 12666 Paseo Flores (386-12-037), George Kuen-Yuan Chiou and Andrew Mo - The applicant requests Design Review approval to construct an approximately 3,539 square foot, 22 feet tall, one-story single-family dwelling located at 12666 Paseo Flores. The project would also include the removal of two trees including a 35” walnut tree and a 41” pepper tree. The net site area is 11,840 square feet and is zoned R-1-00,000. Staff Contact: Christopher Riordan (408)868-1235

**Recommended action:**

Adopt Resolution No. 14-037 approving Design Review PDR14-0011 and ARB14-0002 subject to conditions of approval

3. Application PDR 14-0018; Brookwood Lane (vacant) / 503-23-028; Anisha Gupta / Seema Mittal - The applicant is proposing a new home on an 18,290 square foot vacant lot. The new two-story home will be 4,779 square feet in area and 25 feet-six inches in height. The application includes a secondary dwelling unit enclosed within the primary dwelling unit. The project qualifies for the city's 10% floor area bonus and waiver of an enclosed garage space because the second dwelling unit will be deed restricted so that it may only be rented to below market rate households. Six protected trees meet the criteria for removal. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Adopt Resolution No. 14-038 approving the project subject to conditions of approval.

4. Application ZOA14-0002; Citywide Zoning Amendment (Article 15-47) Water Efficient Landscaping; City of Saratoga; The City has drafted a new Water Efficient Landscaping Ordinance (Article 15-47) that would replace the State Model Water Efficient Landscape Ordinance (MWELo) adopted by the City in 2010. The purpose of the Ordinance is to reduce water waste in landscaping by promoting the use of region-appropriate plants that require minimal supplemental irrigation, and by establishing standards for irrigation efficiency. The Ordinance will allow property owners to choose a simplified plant restriction in lieu of the more cumbersome MWELo water allowance calculations. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Staff recommends that the Planning Commission adopt Resolution No. 14-0036 recommending the City Council adopt the revised Ordinance (Article 15-47)

5. Application ZOA14-0003, City of Saratoga - Annual Code Update. Staff Contact: Christopher Riordan (408) 868-1235

**Recommended action:**

Recommend the Planning Commission approve the attached resolution recommending that the City Council adopt an ordinance which includes various amendments to Chapter 15 (Zoning) of the Saratoga City Code.

## **NEW BUSINESS**

1. Application ELN14-0004; 20595 Debbie Lane (503-54-028); Oh – The applicant is requesting the addition of approximately 743 sq. ft. to an existing legal non-conforming structure. Staff Contact: Michael Fossati (408)868-1212.

**Recommended action:**

Adopt Resolution No. 14-039 approving the major alteration 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 September 4, 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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**NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at [www.saratoga.ca.us](http://www.saratoga.ca.us)**