



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, September 24, 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 September 10, 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.

NEW BUSINESS

1. Application ELN14-0010; 13715 Quito Road / 389-25-051; Shuly Dagon / Jessica Aviles. The applicant is proposing a 499 square foot addition to a legal non-conforming structure. The applicant is not proposing any modifications to the non-conforming side of the home and the addition will conform to City Code. Staff Contact: Cindy McCormick (408) 868-1230.

Recommended action:

Adopt Resolution No. 14-042 approving the major alteration subject to conditions of approval.

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 PDR14-0012; 18844 Dundee Avenue / 389-17-041; Deepak Sharma and Ana Stefan / Michelle Miner Design. The applicant requests Design Review approval to construct a new 2-story home, approximately 22 feet—six inches in height. The 3,185 square foot home would include 2,400 square feet on the first story and 785 square feet on the second story. The 1,975 square foot basement does not count towards the maximum allowable floor area. Staff Contact: Cindy McCormick (408) 868-1230.

Recommended action:

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

2. Application PDR14-0019; 15335 Via Colina / 397-10-001; Gregory Howell. The applicant is proposing a new 22 foot tall, 6,078 square foot single-story home on a 44,439 square foot lot. The project meets all required setbacks, height, floor area, and lot coverage restrictions. The existing home, accessory structures and pool will be demolished. Staff Contact: Cindy McCormick (408) 868-1230.

Recommended action:

Adopt Resolution No. 14-043 approving the project subject to conditions of approval.

3. Applications PDR13-0026, GRE14-0001, ARB13-0069; 22700 Mount Eden (503-10-006); Goetting - The project applicant is requesting Design Review approval to construct a new 6,942 square foot two story single-family home with a 2,202 square foot basement and a 600 square foot one story detached secondary dwelling unit. The project also includes a grading exception for 8,468 cubic yards of grading which includes 1,330 cubic yards to construct the basement. The net size area is 3.83 acres or 166,835 square feet and is zoned HR (Hillside Residential). Staff Contact: Christopher Riordan (408)868-1235

Recommended action:

Adopt Resolution No. 14-025 approving the project subject to conditions of approval.

4. Application PDR14-0003 and CUP14-0001; 14521 & 14523 Big Basin Way (503-24-020/027); Cutler – The applicant is requesting approval for a Initial Study / Negative Declaration, Design Review, Conditional Use Permit, and Lot Line Adjustment for two commercial lots located at 14521 and 14523 Big Basin Way. The project includes the remodel of an existing structure (14521 Big Basin Way) and restaurant (14523 Big Basin Way). 14521 Big Basin will be rehabilitated and remodeled for a wine bar / restaurant use. One residential apartment will be attached and constructed at the rear of the building. 14523 Big Basin will be remodeled to include an office space, restaurant, and two apartment units. An additional story will be constructed on top of 14523 Big Basin in order to accommodate one of the apartment units. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Approve Resolution No. 14-045 approving the project subject to conditions of approval.

5. Application PDR11-0003 & VAR11-0001; 21794 Heber Way (503-31-067) – The project is a Design Review and Variance to construct a new two-story residence with a three-car garage on a hillside lot. The height will be no taller than 26 feet from average grade. The variance is required because the applicant is proposing a 97 foot front setback (when 131 foot setback is required) and a 20 foot and 30 foot side setback (when a 45 foot side setback is required). Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 14-045 approving Design Review PDR11-0003 and Variance 11-0001 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 18, 2014 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

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