



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, November 12, 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 October 22, 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 ELN14-0005; 18594 Ravenwood Drive (397-43-040); Brett & Katherine Dawson (Owner)/Steve Howard Construction (Applicant) - The applicant requests Planning Commission approval to remodel an existing 2,072 square foot, one story, single-family home which encroaches into both the left and right side setback areas. The project would include a 765 square foot addition which would conform to all setbacks. Staff Contact: Christopher Riordan(408) 868-1235.

Recommended action:

Adopt Resolution No. 14-015 approving the project 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. Applications PDR14-0013, ARB14-0030; 19421 San Marcos Road ; APN 397-13-017; Wenting Li & Yan Jiang (Applicant) - The project applicant is requesting Design Review approval to construct a new 5,909 square foot two story single-family home with a 1,172 square foot basement. The project would also include the construction of an 817 square foot one story detached secondary dwelling unit. The net site area is 48,007 square feet and the property is zoned R-1-40,000. Staff Contact: Chris Riordan (408) 868-1235

Recommended action:

Adopt Resolution No. 14-051 approving the project subject to conditions of approval.

2. Application PDR14-0021; 15220 El Camino Grande / 397-08-038; Calderon - The applicant is proposing an 873 square foot addition to an existing home. The remodeled home and accessory structures will have a total floor area of 4,924 square feet. The addition includes a new entry feature that will be 26 feet in height. No protected trees are requested for removal. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Adopt Resolution No. 14-050 approving the project subject to conditions of approval.

3. Application CUP09-0014; 12230 Saratoga-Sunnyvale Rd / 386-30-039; Time-Space Investment Development LLC; Pursuant to City Code Section 15-55.100, the Planning Commission may modify or delete any conditions of a conditional use permit or impose any new conditions in order to preserve the public health, safety or welfare, or to prevent the creation or continuance of a public nuisance, or where such action is necessary to preserve or restore any of the findings set forth in City Code Section 15-55.070. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Review the conditional use permit and determine whether any action is necessary. If the Commission directs staff to undertake revisions to the Conditional Use Permit, staff will return at a future meeting with updated conditions, following notice to the public.

4. Application CUP14-0007; 20400 Saratoga-Los Gatos Road; Our Lady of Fatima Villa - Pursuant to City Code Section 15-55.100, the Planning Commission may modify or delete any conditions of a conditional use permit or impose any new conditions in order to preserve the public health, safety or welfare, or to prevent the creation or continuance of a public nuisance, or where such action is necessary to preserve or restore any of the findings set forth in City Code Section 15-55.070. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Approve Resolution 14-049 (Attachment 1) approving an updated Conditional Use Permit and associated conditions for CUP 14-0007.

5. Application GPA14-0006, ZOA14-0004, (City Wide)- 2015-2023 General Plan Housing Element Implementation Ordinance including Conforming Amendments to the Land Use Element. Staff Contact. Christopher Riordan (408) 868-1235

Recommended action:

Recommend approval to the City Council of a General Plan Housing Element Implementation Ordinance and Conforming Amendments to the General Plan Land Use Element.

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 November 6, 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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