



**AGENDA**  
**REGULAR MEETING**  
**SARATOGA PLANNING COMMISSION**  
**Wednesday, December 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 November 12, 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 ELN14-0007; 12481 Brookglen Drive / 386-07-061; Dalbec / Sahara - The applicant requests Planning Commission approval to remodel and add floor area to an existing 2,752 square foot, one story, single-family home which encroaches into the rear setback area by approximately nine and one-half inches. The project would include a 527 square foot one story addition which would conform to all setbacks. The proposed work will result in expenditure of approximately 32% of the estimated construction cost of the existing structure, which requires approval by the Planning Commission. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Adopt Resolution No. 14-055 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. Application SUB14-0003; 18781 Allendale Avenue (389-27-042); Raymond Babaoghli- The applicant is requesting Tentative Parcel Map approval to subdivide an approximately 1.01-acre (44,162 square feet) parcel located at 18781 Allendale Avenue into two lots. The proposed parcel size for Lot 1 is approximately 0.39 acre (17,237 square feet) and Lot 2 would be approximately 0.62 acre (26,925 square feet).

feet). The subject site is zoned R-1-12,500. Staff Contact: Christopher Riordan and Susie Pineda(408) 868-1235.

**Recommended action:**

Staff recommends the Planning Commission approve Tentative Parcel Map application SUB14-0003 by adopting resolution 14-056.

2. Application ADR14-0007 / VAR14-0002; 14100 Alta Vista Avenue / 397-28-070; Ezekiel / Blu Homes; The applicant is proposing a new 17 foot-9 inch tall single-story 2,194 square foot home above an 845 square foot basement tandem garage and 1,196 square foot basement storage area. The project also includes a variance for a 14.5 foot front yard setback. Five protected trees will be impacted by the project. The City Arborist has approved the removal of three trees; however, the applicant proposes to keep all five trees and protect them during construction. Staff Contact: Cynthia McCormick (408) 868-1230.

**Recommended action:**

Adopt Resolution No. 14-054 approving the project subject to conditions of approval.

3. Application CUP 14-0008; 12230 Saratoga-Sunnyvale Rd / 386-30-039; Time-Space Investment Development LLC - The Planning Commission has requested modifications to the applicant's conditional use permit, pursuant to City Code Section 15-55.100. The Commission may modify conditions or impose 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:**

Adopt Resolution 14-053 approving an updated Conditional Use Permit (CUP 14-0008) for the "Saratoga Star Aquatics" Swimming Facility located at 12230 Saratoga-Sunnyvale Road.

## **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 December 4, 2014 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us).**

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