



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, January 14, 2015**

**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 December 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.

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 CUP13-0002 - 19127 Cox Avenue (386-22-009) Brookside Club of Saratoga - The applicant is requesting a new use permit to replace their existing use permit, last amended in 1996. The current use permit includes conditions regarding parking space requirements and hours of operation, for example. Details of the application can be reviewed at City Hall during normal business hours. The City of Saratoga will be closed for the Holidays and staff furlough between December 24 2014 and January 4, 2015. The application can be reviewed during normal business hours beginning January 5, 2015. Staff Contact: Cynthia McCormick (408)868-1230

Recommended action:

Cancel the January 14, 2015 Public Hearing for this project.

2. Application PDR11-0003 & VAR11-0001; 21794 Heber Way (503-31-067); Eric Keng / Steve Sheng – 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). No protected trees are being proposed for removal. This meeting is continued from the September 24, 2014 Planning Commission Meeting. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Move to continue the hearing to a date uncertain.

3. Application PDR14-0022 - FER14-0003; 0 Pierce Road (503-18-002); Hong / Tang - The applicant is proposing a new 25 foot tall single-story 4,711 square foot home that would include a two-car garage and second dwelling unit. The project also includes a fence exception to allow an eight foot soundwall in the front along Saratoga-Sunnyvale Road and portion of exterior side setback along Pierce Road. Planning Commission design review is required because the project consists of a new single-story residence over 18 feet in height and a wall taller than three feet within the required exterior side setback. Nine protected trees are being proposed for removal. Staff Contact: Michael Fossati, (408)868-1212

Recommended action:

Move to continue the hearing to February 11, 2015.

4. Application APTR14-0002 – 21901 Mt. Eden Road (503-13-133); Bawa – The owner of the property is appealing the partial denial of a tree removal permit application (TRP14-0378). The owner applied to remove 14 oaks on their property. Following inspection, two coast live oaks were approved for removal, and the remaining twelve oaks were denied based on an inspection by the City Arborist and the determination that they did not meet the criteria requiring their removal. Staff contact: Kate Bear (408) 868-1276.

Recommended action:

Adopt Resolution No. 15-0002 denying the appeal and removal of twelve (12) oaks.

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 January 8, 2015 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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NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us