



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, February 11, 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 January 14, 2015

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

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 PDR14-0023; 0 Via Alto Ct (389-27-045); Sakai / Shimizu - The applicant is proposing a single-story 3,638 square foot residence that would include a two-car garage and second dwelling unit. The project would be no taller than 19.5 feet. There are no protected trees are being proposed for removal. The net site is 16,146 sq. ft. and the property is zoned for R-1-12,500. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 15-002 approving the project subject to conditions of approval.

2. Application PDR14-0022 - FER14-0003; 0 Pierce Road (503-18-002); Hong / Tang - The applicant is proposing a new 24.3 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 seven foot wood fence acting as a 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 fence 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:

Adopt Resolution No. 15-001 approving the project subject to conditions of approval.

3. Application PDR14-0016 / CUP14-0004 / SUB14-0002; 12260 Saratoga-Sunnyvale Road / 386-30-035; West Valley Muslim Association; The applicant is requesting Design Review, Conditional Use Permit, and Subdivision approval for the construction of one 2,297 square feet commercial / retail building that is 20 feet in height and twelve residential townhomes, each approximately 2,400 square feet in size and 27 feet in height, totaling approximately 34,000 square feet. The project is in conformance with City standards for height, setbacks, floor area, and site coverage. The site is 1.20 acres in size and is zoned CV. Staff Contact: Christopher Riordan (408)868-1235.

Recommended action:

Approve Resolution No. 15-004 approving the project 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 February 5, 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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