



**AGENDA  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, April 22, 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 April 8, 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**

1. Application ELN15-0003, 11991 Brookridge Dr., (378-24-034), Jeanne Calhoun - The applicant is proposing a remodel and additions to a legal non-conforming one story single-family residence located at 11991 Brookridge Dr. The structure is classified as nonconforming because it encroaches into the front setback area by 7 inches, the left side setback area by 2 inches, and the right side setback area by 0.5 inches.

**Recommended action:**

Adopt Resolution No. 15-010 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 MOD15-0002; 19227 San Marcos Rd. (503-29-037); Kislyi / DeMattei – The applicant has requested to construct a 399 sq. ft. open cabana and 399 sq. ft. pool house (second dwelling unit) on an existing site that currently has a 5,719 sq. ft. main residence. The proposed new total of floor area on the site would be 6,119 sq. ft. The height of the cabana and pool house will not exceed 12 feet in height. Per City Code Section 15-45.060 (6), any project that increases the cumulative floor area of all structures on site to more than six thousand sq. ft. requires Planning Commission review. Two trees protected by City Code are proposed for removal. Both trees have been permitted to be removed by the City Arborist. The

site is approximately 52,000 sq. ft. and the property is zoned R-1-40,000. Staff contact: Michael Fossati (408) 868-1212.

**Recommended action:**

Adopt Resolution No. 15-009 approving the project subject to conditions of approval.

2. Application APTR15-0001 – 20070 Edinburgh Drive (393-31-010); Li – A Saratoga resident is appealing the removal of one blue atlas cedar tree growing in the front yard (tree removal permit application TRP15-0065). The owner of the tree applied to remove one blue atlas cedar tree in good health because it lifted the walkway around the house and the driveway. Inspection found multiple roots under the walkway once it was removed and a root where the driveway as raised. The tree grows close to the walkway and corner of the house. The permit application was found by the City Arborist to meet the criteria permitting removal and replacement. Staff contact: Kate Bear (408) 868-1276.

**Recommended action:**

Appellant requested to withdraw the application.

3. Application CUP14-0009/PDR15-0003;12600 Saratoga Avenue/386-14-003; Abe Kaabipour & Black & Veatch; The applicant is requesting a modification of the existing Conditional Use Permit and approval of a Design Review application to install a hydrogen fuel cell and dispenser at the service station. The additional dispenser and related equipment will be located behind the existing sales office building in a screened enclosure and adjacent to the northwest property line. The site is 22,500 square feet and is zoned R-M-5,000. Staff Contact: Christopher Riordan (408) 868-1235.

**Recommended action:**

Staff recommends the Planning Commission approve the application to modify the existing Conditional Use Permit and approve the Design Review application by adopting the attached resolution with a determination that the project is categorically exempt from CEQA. Staff is recommending the conditions of approval included in the prepared resolution.

## **DIRECTOR ITEMS**

## **COMMISSION ITEMS**

## **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 April 16, 2015 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us).*

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