

CITY OF SARATOGA PLANNING COMMISSION

STUDY SESSION

AGENDA

DATE: May 26, 2015
PLACE: Administrative Conf Room located at 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Adjourned Regular Meeting
TIME: 7:00 pm

ROLL CALL

REPORT OF POSTING AGENDA

Pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on May 21, 2015

APPLICATION ZOA 15-0005 (CITYWIDE) – Application by the City of Saratoga to amend portions of Chapter 15 of the City Code to include the following changes:

- A definition of Funeral Home since it is listed as a conditional use.
- A requirement that applications proposing to construct new improvements or structures within three feet of a required setback to include a boundary line survey, setback & pad height verification by a licensed land surveyor or registered civil engineer qualified to do property line surveys at both the planning and building permit application stage.
- Re-establishing the process for review and approval of a 12-month extension for previously approved Design Review applications because the text allowing approvals was inadvertently deleted in a previous City Code update.
- A definition for demolitions in order to determine when a design review is required
- Clarification that one-story additions to existing structures in excess of 6,000 can be approved as an administrative design review
- Clarification that an addition to an existing one-story structure in excess of 18 feet in height can be approved as an administrative design review
- Clarification that additions to homes with existing one car garages can be approved administratively if no other aspect of the addition requires a design review
- Clarification of small and large family definitions to be consistent with State Law
- Clarifying the definitions of professional and medical office uses
- Clarifying that excavation for proposed basements is not included in cut and fill grading calculations
- Clarification of authorized sound wall locations

The Study Session is a fact-finding meeting where the Commission may discuss the item and ask questions from or hear statements from members of the public attending the meeting. During the Study Session, the Planning Commission may only discuss items related to the project. The agenda does not allow any formal votes or motions on the proposed project or other matters.

No comments made during the Site Visit by the Planning Commission are binding or required to be carried through to the formal public hearing where actions will be taken on the proposed project.

Adjournment To Regular Planning Commission Meeting

Wednesday, May 27, 2015 at 7:00 p.m. in the Council Chambers/Civic Theater
13777 Fruitvale Avenue, Saratoga, CA