



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, June 24, 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 May 27, 2015 and June 10, 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.

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. Applications CUP14-0009/PDR15-0003; 12600 Saratoga Avenue (386-14-003); Abe Kaabipour / Black & Veatch – The applicant previously submitted an application 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 structure and adjacent to the northeast property line. The net site area is 22,500 square feet and the property is zone RM-5,000. Staff Contact: Christopher Riordan (408) 868-1235

Recommended action:

Staff recommends the Planning Commission approve the Conditional Use Permit and Design Review applications with the architectural modifications as depicted in Option Two with the required findings and conditions by adopting the attached Resolution with a determination that the project is categorically exempt from CEQA. Staff is not recommending any permanent conditions of approval for this project.

2. Application ZOA15-0006, Citywide - Amendment of City Code 15-50.070 of the Tree Regulations - The City Council has requested an amendment to permit the expedited removal of dead trees through an over the counter process.

Recommended action:

Adopt Resolution No. 15-024, which amends Section 15-50.070 of the Tree Regulations, and recommends approval of the Code Changes to the City Council.

3. Application PDR14-0024/ARB13-0071; 14538 Horseshoe Dr (397-20-032); Oscar Bakhtiari - The applicant is requesting approval for a new 25' -11" tall, 5,996 square foot one-story home with a 451 square foot second unit and a basement. Planning Commission design review is required because the project consists of a new one-story home residence over 18 feet in height. Twenty-five protected trees are being proposed for removal and three are proposed to be transplanted to different locations on the lot. Staff Contact: Justin Shiu, (408)868-1230.

Recommended action:

Adopt Resolution No. 15-030 approving the project subject to conditions of approval.

4. Application PDR10-0009/VAR15-0002; 15397 Peach Hill Road; 517-22-100; Amini - The applicant requests Design Review and Variance approval to construct a 357 square foot addition to an existing 5,238 square feet, three-story, single-family residence. In addition, the project includes extensive remodeling of the exterior of the residence resulting in a completely different architectural style. The maximum height of the project is 26 feet. The parcel size is approximately 1.2 acres and is located within the R-1-40,000 zoning district. Staff Contact: Chris Riordan (408)868-1235

Recommended action:

Adopt Resolution No. 15-029 approving Design Review PDR10-0009 and VAR15-0002 subject to conditions of approval

5. Application ZOA15-0007/ENV15-0004; City Wide; Kevin Tsai – The applicant is request a City Code Amendment to modify Article 16-65 (Ground Movement Regulations) of the City Code as they pertain to limiting construction in the Pmw, Pd, and Pdf geotechnical zones as depicted on the City's Ground Movement Potential Map. The modifications would allow residential remodels and additions to existing single-family homes to a maximum remodel of 50% of the existing building footprint and additions of whichever is greater 500 square feet or 25% of the square footage of the existing structure when geotechnical remediation has been shown to be technically or financially infeasible. Staff Contact: Christopher Riordan (408) 868-1235.

Recommended action:

Recommend the Planning Commission adopt the attached resolution recommending that the City Council

1. Adopt a Negative Declaration.
2. Adopt an ordinance which includes various changes to Articles 15-45 (Design Review) and 16-65 (Ground Movement Regulations) of the Saratoga City Code.

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 June 18, 2015 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

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