



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 12, 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 July 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.

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 PDR15-0016; 20700 Verde Vista Ln. (503-58-003); Jiang – The applicant is proposing to demolish an existing house and construct a new 23 foot, 6 inch tall single-story 4,268 square foot home that would include a two-car garage and deed-restricted second dwelling unit. Planning Commission design review is required because the project consists of a new single-story residence over 18 feet in height. No protected trees are proposed for removal. Staff Contact: Michael Fossati (408)868-1212

Recommended action:

Continue to the meeting of September 9, 2015.

2. APPLICATION FER15-0001; 19521 Farwell Ave (397-17-012); Mischou - The applicant is requesting a Fence Exception to install a 5’ tall wrought iron fence and pedestrian gate with 5’-6” veneer stone pilasters within the side setback along Farwell Avenue. The wrought iron fence and pilasters would continue at the corner of Farwell & Fruitvale Ave, connecting to the existing wood fence, within the front setback. No native or protected trees would need to be removed in order to construct the gate or fence. Staff Contact: Liz Ruess (408) 868-1230.

Recommended action:

Staff recommends the Planning Commission approve the Fence Exception Request application (FER15-0001) with required findings and conditions by adopting Resolution No. 15-031.

3. Applications PDR15-0008/ZOA15-0004/ENV15-0003; 13716 & 13718 Saratoga Avenue, 397-30-047; Sacred Heart Parish - The project includes a Zoning Amendment to add a Planned-Combined Zoning District (P-C) overlay to a 11.4 acre parcel (APN 397-30-047) and a design review application to construct a 2,425 square foot single-story addition to the existing 10,072 square feet two-story Parish Center of the Sacred Heart Church complex located at 13716 & 13718 Saratoga Avenue. Staff Contact: Chris Riordan (408) 868-1235

Recommended action:

Adopt Resolution No. 15-034 thereby adopting the Negative Declaration and recommend City Council approve the project subject to conditions of approval.

4. Applications PDR15-0011 & ARB15-0024;15181 Hume Drive;510-01-015; Vanessa Stephens - The applicant is requesting Design Review approval to demolish an existing one story single-family residence and construct a new 5,862 square foot, 24.9 feet tall two story single-family residence. Four protected trees are proposed for removal. The net site area is 44,007 square feet and is zoned R-1-20,000. Staff Contact: Chris Riordan (408) 868-1235

Recommended action:

Adopt Resolution No. 15-035 approving the project subject to conditions of approval.

5. Applications PDR14-0025,GRE15-0001,ARB14-0046;20888 Kittridge Road;517-14-087; Christopher Pan The project applicant is requesting Design Review approval to construct a 6,410 square foot two story single-family home on a vacant site. The project also includes a grading exception for 2,112 cubic yards of grading. The net site area is 7.97 acres or 347,173 square feet and is zoned HR (Hillside Residential. Staff Contact: Chris Riordan (408) 868-1235

Recommended action:

Adopt Resolution No. 15-036 approving the project subject to conditions of approval.

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 August 6, 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