



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, September 09, 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 August 26, 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 PDR14-0026/ARB15-0009; 14835 Baranga Lane (397-18-037) Chiew/Batis - The applicant is requesting Design Review approval to construct a new 5,801 square foot, 24.75 feet tall two story single-family residence with a 3,092 square foot basement and a 1,039 square feet secondary dwelling unit. Ten protected trees are proposed for removal. The net site area is 64,469 square feet and is zoned R-1-40,000. Staff Contact: Liz Ruess (408)868-1230.

Recommended action:

Adopt Resolution No. 15-037 approving the project subject to conditions of approval.

2. Application PDR15-0016; 20700 Verde Vista Ln. (503-58-003); Jiang – The applicant is proposing to demolish an existing house and construct a new 21 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:

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

3. Application PDR15-0014; 19361 Valle Vista Dr. (397-11-014) Kohlsaas / Neukomm. – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement and detached cabana. The total floor area of the project is 5,573 sq. ft. (not including the basement). The height of the proposed residence will be no taller than 25 feet. The height of the detached cabana will be no taller than 16 feet. Fourteen trees in conflict with the project have been approved for removal by the City Arborist. Planning Commission Design Review is required for any new structure over 18 feet in height and any accessory structure (i.e. detached cabana) above 15 feet in height. The site area is 1.02 acres and the property is zoned R-1-40,000. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 15-041 approving Design Review PDR15-0014 subject to conditions of approval.

4. Application APPC15-0003; 12969 Regan Ln. (393-01-022) Walia/Salin/Leney/Abhyankar - The City has received an appeal for a previously approved project that consists of a demolition of an existing residence and construction of a new 3,709 sq. ft. main residence located at 12969 Regan Ln. The height will not exceed 18 feet and the main residence will remain single-story. Two protected trees protected trees that are in conflict with the project and have been approved for removal. The net lot size is 12,125 square feet and the property is zoned in the R-1-12,500. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Conduct a public hearing and adopt a resolution denying the appeal.

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 September 3, 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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