



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, October 14, 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 September 9, 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 ELN15-0011; 12933 Regan Lane (393-01-020); Sedar Bedem - The applicant is proposing an addition of 721 sq. ft. to a legal non-conforming one-story single-family residence located at 12933 Regan Lane. Staff Contact: Michael Fossati 408-868-1212

Recommended action:

Adopt Resolution No. 15-044 approving the major alteration subject to the 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 MOD15-0007, 12850 Saratoga Avenue (Westhope Presbyterian Church) (386-14-016); Bougachouch - The applicant is requesting a modification of an existing Conditional Use Permit in order to operate a large-daycare and preschool facility on the premises of Westhope Presbyterian Church. The maximum enrollment of such facility will be no more than 15 children. Staff Contact: Sandy L. Baily (408)868-1235

Recommended action:

Adopt Resolution No. 15-043 approving the project subject to conditions of approval.

2. Application ZOA15-0009 (CITYWIDE) - The City Council has requested that the Planning Commission provide a recommendation regarding a revised Water Efficient Landscaping Ordinance (Article 15-47) due

to newly adopted State requirements. The State requirements increase water efficiency standards for new and retrofitted landscapes through more efficient systems, greywater usage, onsite storm water capture and by limiting the portion of new or significantly modified landscapes that can be covered in turf. Staff Contact: Sandy Bailey (408)868-1235.

Recommended action:

Continue the hearing to a date uncertain to allow for another study session with the Planning Commission on October 27, 2015. Staff is in the process of revising the draft ordinance to address comments from the Planning Commission and the requirements of the new State regulations.

3. Application SUB10-0001 / ENV10-0001; Mt. Eden Road (503-13-127;128); Irany and Karr - The property owners of a vacant parcel on Mt. Eden Road have proposed a subdivision application to subdivide one lot into two lots within the Hillside Zoning District.

Recommended action:

Move to continue to a date uncertain

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 October 8, 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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