



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, October 28, 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 October 14, 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

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 FER15-0002; 13288 Via Arriba Dr. (393-22-006); Mark Zee – The applicant is requesting approval for a fence exception to allow a landscape area between an existing soundwall and sidewalk to be less than two feet along certain areas. The proposed landscape area will include vegetation with drip irrigation.

Recommended action:

Adopt Resolution No. 15-047 approving Fence Exception Request application (FER15-0002) subject to conditions of approval.

2. Application ADR15-0025; 21459 Saratoga Hills Rd. (503-29-121); Salehi / Adlparvar – The applicant is requesting approval for a new one-story residence with basement. The total floor area of the project is 5,675 sq. ft. (not including certain portions of the lower floor considered “basement” by definition). Per City Code, portions of the lower floor are considered either “basement” or “one-story”. The height of the proposed residence will be no taller than 18 ft. Three trees (two of which are dead) are being approved for removal by the City Arborist. The lot size is approximately three acres and is zoned R-1-40,000.

Recommended action:

Adopt Resolution No. 15-046 approving Design Review ADR15-0011 subject to conditions of approval.

3. Application PDR15-0001; 15261 Norton Road (517-14-081); Constantin / Trafalgar Homes - The applicant is requesting approval for a new 24 foot tall, 4,371 square foot two-story home with a 950 square foot basement. Planning Commission design review is required because the project consists of a new two-story residence over 18 feet in height. Twelve protected trees are being proposed for removal. Staff Contact: Erwin Ordonez (408) 868-1231.

Recommended action:

Adopt Resolution No. 15-045 approving the project subject to conditions of approval.

4. Application PDR14-0010; 18645 McFarland Ave. (389-14-015); Khorashadi – The applicant is requesting to construct a new two-story residence, two-car garage, and attached secondary dwelling unit. The total floor area of the project would be 3,515 sq. ft. The height would be no taller than 25 feet. No protected trees are being proposed for removal. The site area is 10,000 sq. ft. and the property is zoned R-1-10,000.

Recommended action:

Adopt Resolution No. 14-048 approving Design Review PDR14-0010 subject to conditions of approval.

5. Application ZOA15-0002, Citywide - Amendment of City Code Section 15-45.075 and 15-46.032 (Story Pole Requirements)- The City Council has requested amendments to the Zoning Regulations to enhance the City's story pole requirements for Design Review applications. Staff Contact: Erwin Ordonez 408-868-1231.

Recommended action:

Recommend the Planning Commission adopt the attached resolution recommending that the City Council adopt an ordinance which includes various changes to Articles 15-45 and 15-46(Design Review Story Pole Requirements) of the Saratoga City Code.

6. Application ZOA15-0010, Citywide - Amendment of City Code Section 15-65 (Nonconforming Uses and Structures) - The City Council has requested amendments to the Zoning Regulations for nonconforming structures to allow exemptions for historic buildings, flexibility for residential additions with nonconforming side yard setbacks, and for an alternative method for determining when nonconforming structures must comply with current regulations.

Recommended action:

Recommend the Planning Commission adopt the attached resolution recommending that the City Council adopt an ordinance which includes various changes to Articles 15-65 (Nonconforming Uses and Structures) 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 October 22, 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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