



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, December 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 October 28, 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 ELN15-0012; 18470 Ravenswood Dr. (397-43-050); Amer Ather - The applicant is proposing an addition of 700 sq. ft. to a legal non-conforming one story single-family residence located at 18740 Ravenswood Dr. The structure is classified as nonconforming because the existing interior and exterior side setbacks are located within the side yard(s).

Recommended action:

Adopt Resolution No. 15-050 approving the major alteration subject to 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 SUB10-10-0001 & ENV10-0001 – Mt. Eden Road (503-13-127, 128) Irany / Karr - The applicant currently owns a 13.8 acre parcel. They have submitted an application to subdivide the parcel into two parcels. Parcel 1 would be 3.85 acres and Parcel 2 would be 9.92 acres. An Initial Study / Negative Declaration was required because both proposed lots have average slopes greater than 20%. The intent to adopt the Negative Declaration (ND) was duly noticed and circulated for a 20-day public review period from September 18, 2015 – October 7, 2015. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Approve Resolution No. 13-025 adopting the Negative Declaration and approving the project subject to conditions of approval.

2. Application PDR14-0010; 18645 McFarland Avenue (389-14-015); Mahmoud Khorashadi - The applicant requests to demolish an existing single-story residence in order to construct a new 3,515 sq. ft. two-story residence with two car garage and attached second dwelling unit. The height of the new residence will not exceed 26 feet. Two trees not protected by City Code are proposed to be removed.

Recommended action:

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

3. Application PDR15-0036; 19905 Sunset Drive (510-02-004); McCune/Beck The applicant is requesting to construct a 480 sq. ft. addition to an existing two-story residence and a 201 sq. ft. addition to an existing, detached secondary dwelling unit. The height of the addition to the main house would be no taller than 26 feet and the height of the second dwelling unit would be no taller than 18 feet. One protected tree is proposed for removal. Planning Commission design review is required because the cumulative floor area of the proposed project exceeds 6,000 sq. ft. The site area is 40,799 sq. ft. and the property is zoned R1-40,000. Staff Contact: Liz Ruess 408-868-1230

Recommended action:

Adopt Resolution No. 15-053 approving the project subject to conditions of approval.

4. Application PDR15-0023; 14768 Montalvo Road (517-20-041); Wilson/Goodere - The applicant is requesting approval to demolish an existing residence and to construct a new 26 foot tall, 4,602 square foot two-story residence with a 281 square foot second dwelling unit. Planning Commission design review is required because the project consists of a new two-story residence over 18 feet in height. Staff Contact: Sandy Baily (408) 868-1235.

Recommended action:

Adopt Resolution No. 15-052 approving the project subject to conditions of approval.

5. Application APTR15-0003; 20315 Orchard Rd (397-23-004); Greenleaf – The appellant is appealing a tree removal permit application (TRP15-0412) and specifically, the removal of one coast live oak growing in the back yard of the property. Staff contact: Kate Bear (408) 868-1276.

Recommended action:

Approve tree removal permit application TRP15-0412 by adopting resolution 15-051 denying the appeal.

6. Application ZOA15-0009(Citywide) - The City has drafted a revised Water Efficient Landscaping Ordinance (Article 15-47). The purpose of the Ordinance is to implement new State requirements to 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 Baily (408) 868-1235.

Recommended action:

Staff recommends that the Planning Commission adopt Resolution No. 15-054 recommending the City Council adopt the revised Ordinance amending (Article 15-47)

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 December 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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