



SARATOGA PLANNING COMMISSION REGULAR MEETING

JANUARY 13, 2016

7:00 PM REGULAR MEETING

Civic Theater

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Action Minutes from the Planning Commission Meeting of December 9, 2015.

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. This 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.

REPORT ON 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.

1. PUBLIC HEARING

Applicants and/or their representatives have a total of ten (10) minutes maximum for opening statements. All interested persons may appear and be heard during this meeting regarding the items on this agenda. If items on this agenda are challenged in court, members of the public may be limited to raising only issues raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to the close of the Public Hearing. Members of the public may comment on any item for up to three (3) minutes. Applicants and/or their representatives have a total of five minutes maximum for closing statements.

1.1 Application APTR15-0004; 12990 Regan Lane (393-07-030); Leney – The appellant is appealing a tree removal permit application (TRP15-0380) to remove one Italian stone pine growing in the back yard of the property. Staff contact: Kate Bear (408) 868-1276.

1.2 Application PDR15-0035; 13235 Glen Brae Drive (393-19-003); Tanner – The applicant is requesting to construct a new 3,315 sq. ft. (includes 451 sq. ft. attached garage) single-story, single family residence with a 2,758 sq. ft. basement. The height of the residence would be no taller than 25 feet. No protected trees are proposed for removal. Planning Commission design review is required because the height of the proposed residence exceeds 18 feet. The site area is 12,514 sq. ft. and the property is zoned R1-12,500. Staff Contact: Liz Ruess (408) 868-1230.

1.3 Application ADR15-0029; 15470 Belnap Way (517-14-021); Van den Hoek – The applicant is requesting to construct an 841.25 sq. ft. addition to an existing attached garage. The height of the addition to the garage would be no taller than 25 feet. No protected trees are proposed for removal. Planning Commission design review is required because the construction proposed is located within the “Md” ground movement potential category within a State mapped earthquake-induced landslide hazard zone. Geotechnical Clearance has been granted because the proposed project complies with requirements of Categorically permitted projects as described in Saratoga Municipal Code Section 16-65.060. The site area is 95,832 sq. ft. and the property is zoned HR. Staff Contact: Liz Ruess (408) 868-1230.

1.4 Application PDR15-0037; 12600 Saratoga Avenue (386-14-003); Abe Kaabipour – The applicant is requesting approval to modify an existing use permit to allow the refacing of existing gasoline signage from “Valero” to “Mobil”. Signs that would be affected include 18.5 sq. ft. price/identification gasoline sign and two 165 sq. ft. signs along the existing canopy. No additional signage has been proposed. The site is approximately 22,500 square feet and the property is zoned R-M-5,000. Staff contact: Michael Fossati (408) 868-1212.

1.5 Application ZOA15-0009 (City-wide) - 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.

DIRECTOR ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE 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 January 7, 2016 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City’s website at www.saratoga.ca.us.

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