



SARATOGA PLANNING COMMISSION REGULAR MEETING

NOVEMBER 09, 2016

7:00 PM PLANNING COMMISSION REGULAR MEETING

Civic Theater | 13777 Fruitvale Avenue, Saratoga CA 95070

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of October 12, 2016.

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. NEW BUSINESS

2. 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 (5) minutes maximum for closing statements.

2.1. Application: PDR15-0025 & ARB 16-0045

Location / APN: Paramount Court (Lot 1) / 503-82-006

Recommended Action:

Adopt Resolution No. 16-029 approving the project subject to recommended conditions of approval.

[Staff Report - Paramount Court Lot 1](#)
[Att 1 - PC Reso Paramount Court Lot 1](#)
[Att 2 - Arborist Report Lot 1](#)
[Att 3 - Neighborhood Notification](#)
[Att 4 - Neighbor Letters](#)
[Att 5 - Lot 1 Story Pole Cert](#)
[Att 6 - Lot 1 Development Plans](#)

- 2.2. Application: PDR15-0020 & ARB16-0047
Location / APN: Paramount Court (Lot 2) / 503-82-006

Recommended Action:

Adopt Resolution No. 16-032 approving the project subject to recommended conditions of approval.

[Staff Report - Paramount Court Lot 2](#)
[Att 1 - PC Reso Paramount Court Lot 2](#)
[Att 2 - Arborist Report Lot 2](#)
[Att 3 - Neighborhood Notification](#)
[Att 4 - Neighbor Letters](#)
[Att 5 - Story Pole Cert Lot 2](#)
[Att 6 - Lot 2 Development Plans](#)

- 2.3. Application: PDR15-0021 & ARB16-0048
Location / APN: Paramount Court (Lot 3) / 503-82-006

Recommended Action:

Adopt Resolution No. 16-034 approving the project subject to recommended conditions of approval.

[Staff Report - Paramount Court Lot 3](#)
[Att 1 - PC Reso Paramount Court Lot 3](#)
[Att 2 - Arborist Report Lot 3](#)
[Att 3 - Notification Forms](#)
[Att 4 - Neighbor Letters](#)
[Att 5 - Story Pole Cert Lot 3](#)
[Att 6 - Development Plans Lot 3](#)

- 2.4. Application: PDR15-0022 and ARB16-0049
Location / APN: Terminus of Paramount Court – Lot 4 / 503-82-006

Recommended Action:

Adopt Resolution No. 16-030 approving the project subject to recommended conditions of approval.

[Staff Report Paramount Lot 4](#)
[Attachment 1 - Reso](#)
[Attachment 2 - Arborist Report](#)
[Attachment 3 - Neighbor Letters.Lot 4](#)
[Attachment 4 - Applicant Letter](#)
[Attachment 5 -Story Pole Cert Lot 4](#)
[Attachment 6 - Development Plans Lot 4](#)

2.5. Application: PDR15-0026 & ARB 16-0050

Location / APN: Paramount Drive (Lot 5) / 503-82-006

Recommended Action:

Adopt Resolution No. 16-035 approving the project subject to recommended conditions of approval.

[Staff Report - Paramount Drive Lot 5](#)

[Att 1 - PC Reso Paramount Drive Lot 5](#)

[Att 2 - Arborist Report Lot 5](#)

[Att 3 - Neighborhood Notification](#)

[Att 4 - Neighbor letters](#)

[Att 5 - Story Pole Cert Lot 5](#)

[Att 6 - Development Plans Lot 5](#)

2.6. Application: PDR15-0027 & ARB 16-0051

Location / APN: Paramount Drive Lot 6 / 503-82-006

Recommended Action:

Adopt Resolution No. 16-036 approving the project subject to recommended conditions of approval.

[Staff Report - Paramount Drive Lot 6](#)

[Att 1 - PC Reso Paramount Drive Lot 6](#)

[Att 2 Arborist Report Lot 6](#)

[Att 3 - Neighborhood Notification](#)

[Att 4 - Neighbor Letters](#)

[Att 5 - Story Pole Cert Lot 6](#)

[Att 6 - Lot 6 development plans](#)

2.7. Application: PDR15-0028 and ARB16-0052

Location / APN: Terminus of Paramount Court – Lot 7 / 503-82-006

Recommended Action:

Adopt Resolution No. 16-031 approving the project subject to recommended conditions of approval.

[Staff Report Paramount Lot 7](#)

[Attachment 1 - Reso](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Neighbor Correspondence](#)

[Attachment 4 - Miller Letter](#)

[Attachment 5 - Story Pole Cert Lot 7](#)

[Attachment 6 - Development Plans Lot 7](#)

2.8. Application: Zoning Ordinance Amendment (ZOA 16-0002)-

Amendments to conform Second (Accessory) Dwelling Unit regulations with changes primarily to California Government Code section 65852.2, as amended by SB 1069 (Wieckowski) and AB 2299 (Bloom) enacted on September 27, 2016.

Recommended Action:

Recommend the Planning Commission adopt the attached resolution recommending that the City Council:

Adopt an ordinance which includes various changes to the City Code to conform the City's existing Second (Accessory) Dwelling Unit regulations with changes primarily to California Government Code section 65852.2, as amended by SB 1069 (Wieckowski) and AB 2299 (Bloom), enacted on September 27, 2016.

[PC Staff Report-2nd Unit Ord Amend 11-9-2016](#)
[Attachment 1 Resolution for Approval](#)
[Exhibit A Draft Ordinance](#)

DIRECTOR ITEMS

Informational Summary of Planning Commission Work Plan Retreat.

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

I, Janet Costa, 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 November 3, 2016 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

Signed this 3rd day of November 2016 at Saratoga, California.

Janet Costa, Office Specialist III

In Compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at 408/868-1269. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA title II]

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

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