



SARATOGA PLANNING COMMISSION REGULAR MEETING

DECEMBER 14, 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 PDR16-0022/ARB16-0031; 20405 Thelma Avenue (393-33-053); Lanes of Mohazzab.** The applicant is requesting approval to construct a new one story single-family residence with a maximum height of 20.5 feet. Four protected trees are proposed for removal. The 37" diameter Coast redwood tree located in the front yard will be retained. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us

Recommended Action:

Adopt Resolution No.16-038 approving the project subject to conditions of approval.

[Staff Report](#)

[Attachment 1 - Resolution.](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Public Hearing Notice](#)

[Attachment 4 - Neighbor Notification Forms](#)

[Attachment 5 - Cal Green Checklist](#)

[Exhibit A - Development Plans](#)

- 2.2. **Application PDR16-0003/ARB16-0002; 14420 Fruitvale Avenue (397-13-028); Lands of Yeh & Tung.** The applicant is requesting approval of a single story residence with a maximum height of 22 feet. Two (2) protected trees are proposed to be removed with this application. Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us

Recommended Action:

Adopt Resolution No. 16-027 approving the project subject to recommended conditions of approval.

[Staff Report](#)

[Attachment 1- Resolution No. 16-027](#)

[Attachment 2-Arborist report](#)

[Attachment 3-Story Pole Certification](#)

[Attachment 4-Development Plans](#)

- 2.3. **Application PDR16-020/ARB16-0040; 14452 Evans Lane (517-20-026); Lands of 17230 Buena Vista Partners LLC.** The applicant is requesting approval of a single story residence with a maximum height of 20 feet. Two (2) protected trees are proposed to be removed with this application. Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us

Recommended Action:

Adopt Resolution No. 16-041 approving the project subject to recommended conditions of approval.

[Staff Report](#)

[Attachment 1- Resolution No. 16-041](#)

[Attachment 2-Arborist](#)

[Attachment 3-Story pole Certification](#)

[Attachment 4- Development Plans](#)

- 2.4. **Application PDR16-00026/ ARB16-0003/ GEO15-0001; 15381 Norton Road (517-14-037); Lands of McNally.** The applicant is requesting approval of a single story and second story addition with a maximum height of 26 feet. No protected trees are proposed to be removed with this application. Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us

Recommended Action:

Adopt Resolution No. 16-040 approving the project subject to recommended conditions of approval.

[Staff Report](#)

[Attachment 1- Resolution No. 16-040](#)

[Attachment 2-Arborist Report](#)

[Attachment 3-Geotechnical Report](#)

[Attachment 4-Story pole certification](#)

[Attachment 5-Development Plans](#)

- 2.5. **Application APTR16-0001; 13807 Via Alto Court (389-27-039); Zazzi.** The property owner is appealing the denial of tree removal permit application TRP16-0301, to remove one coast redwood growing in the back yard of the property. Staff contact: Kate Bear (408) 868-1276 or kbear@saratoga.ca.us

Recommended Action:

Adopt Resolution No. 16-039 approving the project subject to recommended conditions of approval.

[13807 Via Alto Court staff report](#)

[Attachment 1 - Resolution 16 - 039; 13807 Via Alto Cour](#)

[Attachment 2 - 13807 Via Alto Ct appeal application and letter](#)

[Attachment 4 - 13807 Via Alto Ct Notice](#)

[Attachment 3 - 13807 Via Alto permit application and denial](#)

[Attachment 5 - 13807 Via Alto Ct letters from neighbor](#)

DIRECTOR ITEMS

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 December 8, 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 8th day of December 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.

NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us