



SARATOGA PLANNING COMMISSION REGULAR MEETING

OCTOBER 11, 2023

7:00 P.M. - PLANNING COMMISSION REGULAR MEETING

Civic Theater | 13777 Fruitvale Avenue, Saratoga, CA 95070

Public Participation Information

In accordance with Saratoga's Remote Public Participation Policy, members of the public may participate in this meeting in person at the location listed below or via remote attendance using the Zoom information below.

1. Accessing the meeting via Zoom
 - <https://us02web.zoom.us/j/82652375945> (Webinar ID 826 5237 5945)
 - Calling 1.669.900.6833 or 1.408.638.0968; **OR**
2. Viewing the meeting on Saratoga Community Access Television Channel 15 (Comcast Channel 15, AT&T UVerse Channel 99) and calling the numbers listed above; **OR**
3. Viewing online at http://saratoga.granicus.com/MediaPlayer.php?publish_id=2 and calling the numbers listed above.

Written Communication

Comments can be submitted in writing at www.saratoga.ca.us/pc. Written communications will be provided to the members of the Planning Commission and included in the Agenda Packet and/or in supplemental meeting materials.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF MINUTES

Action Minutes from the Planning Commission Meeting of September 13, 2023.

Recommended Action:

Approve Minutes of September 13, 2023 Planning Commission Meeting.

[09132023 Draft Minutes](#)

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

Any interested person objecting to the whole, or any portion of decision on this Agenda, may file an Appeal Application with the City Clerk within fifteen (15) calendar days of the date of the decision. The City Council conducts de novo review of appeals.

2. PUBLIC HEARINGS

2.1 Application PDR21-0019/VAR23-0002/ARB21-0086: 15269 Bohlman Road (517-14-003) Verbicaro 1 LLC (Applicant): The applicant is requesting Design Review approval for a new 5,749 square foot two-story single-family residence (maximum height 25'-11.5") and a request for a Variance for retaining walls to exceed the maximum five-foot height limitation. One protected tree is proposed for removal. The site is zoned Hillside Residential (HR) with a General Plan Designation of Residential Hillside Conservation (RHC). Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 23-015 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-015](#)

[Attachment 2 - Previously Approved Plans](#)

[Attachment 3 - City Arborist Report dated May 3, 2023](#)

[Attachment 4 - Neighbor Comments](#)

[Attachment 5 - Story Pole Certification](#)

[Attachment 6 - Materials Board](#)

[Attachment 7 - Project Plans](#)

3. GENERAL BUSINESS

3.1 Housing Element Update & Policy Options

[Staff Report](#)

[Attachment 1 - HCD Comment Letter dated July 27, 2023](#)

[Attachment 2 - Map of RLD & RVL D designated properties](#)

[Attachment 3 - Map of Very High Fire Hazard Severity Zones](#)

[Attachment 4 - Map of Religious Institutions](#)

[Attachment 5 - Builders Remedy Frequently Asked Questions](#)

[Attachment 6 - Location of Builders Remedy Projects](#)

[Attachment 7 - Housing Element Unit Analysis Table UPDATED](#)

[Attachment 8 - Public Comment](#)

[Supplemental Memo No. 1](#)

[Supplemental Memo No. 2](#)

[Supplemental Memo No. 3](#)

[Supplemental Memo No. 4](#)

4. DIRECTOR ITEMS

5. COMMISSION ITEMS

6. ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA, DISTRIBUTION OF THE AGENDA PACKET, COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT

I, Frances Reed, Administrative Analyst for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for review on October 6, 2023 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, California and on the City's website at www.saratoga.ca.us.

Signed this 6th day of October 2023 at Saratoga, California.

Frances Reed, Administrative Analyst.

In accordance with the Ralph M. Brown Act, copies of the staff reports and other materials provided to the Planning Commission by City staff in connection with this agenda, copies of materials distributed to the Planning Commission concurrently with the posting of the agenda, and materials distributed to the Planning Commission by staff after the posting of the agenda are available on the City Website at www.saratoga.ca.us or available at 13777 Fruitvale Avenue, Saratoga, CA 95070.

In Compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at bavrit@saratoga.ca.us or calling 408.868.1216 as soon as possible before the meeting. The City will use its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety [28 CFR 35.102-35.104 ADA title II].