



SARATOGA PLANNING COMMISSION REGULAR MEETING

DECEMBER 14, 2022

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

Civic Theater | 13777 Fruitvale Avenue, Saratoga, CA 95070

This meeting will be held in-person and by teleconference pursuant to amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when a local official has recommended social distancing. Members of the City Council and the public may participate in person at the location listed below or via the Zoom platform using the information below.

Members of the public view and participate in the meeting by:

1. Using the Zoom website <https://us02web.zoom.us/j/82652375945> App (Webinar ID 826 5237 5945) and using the tool to raise their hand in the Zoom platform when directed by the Chair to speak on an agenda item; **OR**
2. Calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair; **OR**
3. Viewing the meeting on Saratoga Community Access Television Channel 15 (Comcast Channel 15, AT&T UVerse Channel 99) and calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair; **OR**
4. Viewing online at http://saratoga.granicus.com/MediaPlayer.php?publish_id=2 and calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair.

Members of the public can send written comments to the Commission prior to the meeting by commenting online at www.saratoga.ca.us/pc prior to the start of the meeting. These emails will be provided to the members of the Commission and will become part of the official record of the meeting.

ROLL CALL

1. APPROVAL OF MINUTES

Action Minutes from the Planning Commission Meeting of November 9, 2022.

Recommended Action:

Approve Minutes of November 9, 2022 Planning Commission Meeting.

[11092022 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

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.

2. PUBLIC HEARING

2.1 Application PDR21-0001/SUB15-0003/ARB21-0013; 12650 Saratoga Avenue; (386-14-023); Gkw Architects Inc. (Applicant) / June Gu & Xin Liu (Property Owners) – The applicant is requesting Design Review and Tentative Subdivision Map approval to construct three detached two-story townhomes on a 15,746 square foot parcel. Unit 1 would be 2,549 sq. ft., Unit 2 would be 2,424 sq. ft., and Unit 3 would be 2,424 square feet for a combined square footage of 7,399 square feet. The maximum height of the structures is 26'. Three protected trees are proposed for removal which include an Italian Stone Pine, Coast Redwood, and a Monterey Pine. The site zoned R-M-5,000 with a General Plan Designation of Residential Multi-family. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-027 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 22-027](#)

[Attachment 2 - City Arborist Report](#)

[Attachment 3 - Neighbor Comments](#)

[Attachment 4 - Story Pole Certification Letter](#)

[Attachment 5 - Materials and Colors](#)

[Attachment 6 - Project Plans and Tentative Map](#)

3. DIRECTOR ITEMS

4. COMMISSION ITEMS

5. 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 December 8, 2022 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, California and on the City's website at www.saratoga.ca.us.

Signed this 8th day of December 2022 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]