



SARATOGA PLANNING COMMISSION REGULAR MEETING

FEBRUARY 13, 2019

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 January 9, 2019.

Recommended Action:

Approve Minutes of January 9, 2019 meeting.

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 CUP13-0002; 19127 Cox Avenue (386-22-009); Brookside Club of Saratoga** – The applicant is requesting modifications to their existing Conditional Use Permit. Requested modifications include 1) an earlier start time for use of the pools for swimming and 2) to transition 43 parking spaces provided by an adjacent leased parcel to the club property – 24 of the spaces would be located on an existing tennis court which would be converted to vehicle parking during peak demand hours. The site is

zoned R-1-10,000 with a General Plan Designation of M-10 (Medium Density Residential). Staff

Recommended Action:

Adopt Resolution No. 19-006 approving the project subject to conditions of approval included in Attachment 1.

[Brookside CUP Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Existing Brookside Club Use Permit UP-96-003](#)

[Attachment 3 - Requested Changes to Use Permit](#)

[Attachment 4 - Applicants responses to Dec 12, 2017 Study Session](#)

[Attachment 5 - Parking study prepared by Hexagon](#)

[Attachment 6 - Procedure for Tennis Court Parking](#)

[Attachment 7 - Emails from Neighboring Property Owners](#)

[Attachment 8 - Parking Plan](#)

[Supplemental Attachment 1](#)

[Supplemental Attachment 2](#)

[Supplemental Attachment 3](#)

[Supplemental Attachment 4](#)

2.2 Application PDR18-0004, ARB18-0012; 15145 El Quito Way (397-07-012); Armin

Nikfar – The applicant requests Design Review approval to construct a new two-story, 4,928 square foot single-family residence with a 916 square foot detached accessory dwelling unit. Two protected Coast redwood trees are requested for removal. The site is zoned R-1-40,000 with a General Plan Designation of RVL D (Residential Very Low Density). Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-004 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report 15145 El Quito Way](#)

[Attachment 1 Resolution 19-004](#)

[Attachment 2 - Arborist Report dated January 4, 2019](#)

[Attachment 3 - Story Pole Certification](#)

[Attachment 4 - Development Plans](#)

2.3 Application APPC18-0001; 14628 Horseshoe Drive (397-20-27); Paul and Susan

Germeraad– The applicant is appealing the Community Development Director’s decision of a modification to application # MOD18-0001. The site is zoned R-1-20,000 with a General Plan Designation of RLD (Residential Low Density). Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us.

Recommended Action:

Adopt Resolution No.19-005 upholding staff’s approval of the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Reso 19-005](#)

[Attachment 2-Neighbor notification form received June 7, 2016](#)

[Attachment 3-Neighbor notification form updated June 28, 2017](#)

[Attachment 4-letter of appeal from Paul Germeraad](#)

[Attachment 5- Approved site plan \(MOD18-0001 dated Mary 29, 2018\)](#)

[Attachment 6- Approved site plan \(modification of MOD18-0001 dated December 6, 2018\)](#)

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

I, Janet Costa, Executive Assistant 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 February 7, 2019 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

*Signed this 7th day of February 2019 at Saratoga, California.
Janet Costa, Executive Assistant*

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]

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