



SARATOGA PLANNING COMMISSION REGULAR MEETING

JUNE 27, 2018

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 May 9, 2018.

Recommended Action:

Approve Minutes of May 9, 2018 meeting.

[050918 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.

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 PDR17-0024/ARB17-0065; 20381 Zorka Avenue (APN 386-52-047); Lands of Patel.** The applicant requests Design Review approval to construct a new two-story single-family residence with a maximum height 25.60'. No protected trees are requested for removal.

The site is zoned R-1-10,000 and is 10,313 gross square feet in size. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us

Recommended Action:

Adopt Resolution No.18-009 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report 20381 Zorka Ave.](#)

[Attachment 1 Resolution of Approval No. 18-009](#)

[Attachment 2 - Arborist Report dated February 2, 2018](#)

[Attachment 3 - Story Pole Certification Letter](#)

[Attachment 4 - Development Plans \(received June 4, 2018\)](#)

- 2.2. **Application PDR18-0003/VAR18-0002; 14362 Springer Avenue (APN 503-26-032); Lands of Bahl.** The applicant requests Design Review approval to construct a new two-story single-family residence with a basement. The maximum height of the project is 24.6'. The project also includes a variance for a one-car garage when a two-car garage is required. No trees are requested for removal. The site is zoned R-1-10,000 and is 3,454 gross square feet in size. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us

Recommended Action:

Adopt Resolution No.18-010 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report 14362 Springer Ave.](#)

[Attachment 1 - Resolution of Approval No. 18-010](#)

[Attachment 2 - Neighbor Review Forms](#)

[Attachment 3 - Previously Approved Building Elevations](#)

[Attachment 4 - Development Plans \(received June 6, 2018\)](#)

- 2.3. **Application PDR17-0016/ARB17-0059; 15235 Bellecourt (APN 510-03-013); Lands of Zhang.** The applicant requests Design Review approval to construct a new two-story single-family residence with a maximum height 24'. Four protected trees are proposed for removal. The site is zoned R-1-40,000 and is 35,283 gross square feet in size. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us

Recommended Action:

Adopt Resolution No.18-011 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report 15235 Bellecourt](#)

[Attachment 1 Resolution of Approval No. 18-011](#)

[Attachment 2 - Arborist Report dated May 22, 2018](#)

[Attachment 3 - Development Plans \(received June 8, 2018\)](#)

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

I, Janet Costa, Administrative 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 June 21, 2018 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

Signed this 21st day of June 2018 at Saratoga, California.

Janet Costa, Administrative 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]

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