



# SARATOGA PLANNING COMMISSION REGULAR MEETING

AUGUST 22, 2018

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## 7:00 PM PLANNING COMMISSION REGULAR MEETING

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Civic Theater | 13777 Fruitvale Avenue, Saratoga CA 95070

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES

Amended Action Minutes from the Regular Planning Commission Meeting of June 27, 2018.

Action Minutes from the Regular Planning Commission Meeting of July 11, 2018.

#### **Recommended Action:**

Approve Amended Minutes of June 27, 2018 meeting.

Approve Minutes of July 11, 2018 meeting.

[Amended Action Minutes from the Regular Planning Commission Meeting of June 27, 2018](#)

[Action Minutes from the Regular Planning Commission Meeting of July 11, 2018](#)

### 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**

1.1 Discussion of excused/unexcused absences.

#### **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 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 (maximum height 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 the gross lot size is approximately 3,454 square feet. Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us). *(Continued from June 27, 2018 meeting)*

**Recommended Action:**

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

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Neighbor Comments](#)

[Attachment 3 - Previously Approved Elevations](#)

[Attachment 4 - Development Plans](#)

- 2.2 **Application MOD18-0002; 12768 Saratoga Avenue (APN 386-14-016); Lands of Westhope Presbyterian Church/Saratoga French Cultural Preschool.** The applicant requests approval to modify an existing approved Conditional Use Permit to increase the maximum enrollment of children from 30 to 45 in the preschool facility on the premises of Westhope Presbyterian Church. Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No.18-028 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1-Reso 18-028](#)

[Attachment 2-letter from Rev. Erik Swanson](#)

[Attachment 3- Email from Resident \(18983 Saratoga Glen Place\)](#)

[Attachment 4- Floor Plan](#)

- 2.3 **Application PCUP18-0002; 12770 Saratoga Avenue (APN 386-14-011); Lands of Prince of Peace Lutheran Church of Saratoga/All Bay Farmers’ Market Association.** The applicant requests approval to modify an existing Conditional Use Permit to operate a Farmers’ Market in the southern parking lot area of the Prince of Peace Lutheran Church. Staff Contact: Victoria Hernandez (408) 868-1212 or [vhernandez@saratoga.ca.us](mailto:vhernandez@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No.18-029 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 18-029](#)

[Attachment 2 - Letter from All Bay Farmers' Market Association](#)

[Attachment 3 - Letter from Pastor Sara Pearson, Applicant.pdf](#)  
[Attachment 4 - Project Description from Applicant](#)  
[Attachment 5 - Reduced Site Plan - Exhibit A \(received May 17, 2018\)](#)  
[Attachment 6 - Email from Resident](#)  
[Supplemental Attachment 1 - Email from Resident](#)  
[Supplemental Attachment 2 - Diagram](#)

## **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 August 17, 2018 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us).*

*Signed this 17<sup>th</sup> day of August 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](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](http://www.saratoga.ca.us)*