



SARATOGA PLANNING COMMISSION REGULAR MEETING

SEPTEMBER 11, 2019

7:00 P.M. - 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 August 14, 2019.

Recommended Action:

Approve Minutes of August 14, 2019 meeting.

[081419 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 SUB19-0001, VAR19-0001, and ENV19-0002; 13939 Quito Road (397-43-017); Howell Development & Investments, Incorporated. This item was continued from the August 14, 2019 Planning Commission meeting. The applicant requests Tentative Parcel Map approval to subdivide an approximately 25,698 square foot parcel located at 13939 Quito Road into two lots. Parcel One would be 13,193 square feet

and have frontage on Loquat Court and Parcel Two would be 12,505 square feet and have frontage on Quito Road. The project includes a request for a Variance because the proposed 43-foot length of site frontage of Parcel One along Loquat Court would be less than the minimum required site frontage length of 60 feet. The project would also include the relocation and rehabilitation of an existing single-family home constructed in 1890 known as the Harry Brandenburg house from its current location to the eastern portion of the site adjacent to Quito Road. The house is classified as a Heritage Resource on the City of Saratoga Heritage Resource Inventory. No other development is proposed at this time. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

1. Adopt Resolution No. 19-019 adopting the Negative Declaration ENV19-0002, included as Attachment 1; and
2. Adopt Resolution No. 19-020 approving Tentative Map SUB19-000 and Variance VAR19-0001 subject to conditions included in Attachment 2.

Staff Report

[Attachment 1 - Resolution No. 19-019](#)

[Attachment 2 - Resolution No. 19-020](#)

[Attachment 3 - DPR Form](#)

[Attachment 4 - Evans & De Shazo Report](#)

[Attachment 5 - Heritage Preservation Commission Meeting Minutes](#)

[Attachment 6 - Letter from property owner dated Sept. 4, 2019](#)

[Attachment 7 - Neighbor Comments dated Sept. 12, 2018](#)

[Attachment 8 - Initial Study - Negative Declaration](#)

[Attachment 9 - August 14, 2019 PC Draft Minutes](#)

[Attachment 10 - Tentative Map](#)

[Supplemental Item #1](#)

[Supplemental Item #2](#)

2.2 Application PDR17-0017, ARB17-0051, ADU19-0024; 20455 Montalvo Heights Drive (517-18-067); Lands of Yu / South Coast Architects – The applicant requests Design Review approval to construct a new 5,611 square foot two-story new residence with a 3,660 square foot basement, and a 902 square foot detached accessory dwelling unit. Three (3) protected trees are requested for removal. The site is zoned R-1-40,000 with a General Plan Designation of Residential Very Low Density. Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-026 approving the proposed residence with a basement and detached ADU subject to conditions of approval included in Attachment 1.

Staff Report

[Attachment 1 - Resolution 19-026](#)

[Attachment 2 - Arborist Report dated April 24, 2019](#)

[Attachment 3 - Neighbor Forms](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Project Plans](#)

2.3. Wireless Telecommunications Facilities Regulations Update ZOA19-0003

Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-025 recommending the City Council adopt an ordinance amending Article 15-44 (Wireless Telecommunications Facilities) of the Saratoga City Code.

[Staff Report](#)

[Attachment 1 - Resolution No. 19-025](#)

[Attachment 2 - City Council Minutes dated June 19, 2019](#)

[Supplemental Item #1](#)

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

I, Frances Reed, 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 September 5, 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 5th day of September 2019 at Saratoga, California.

Frances Reed, 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]

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