



# SARATOGA PLANNING COMMISSION SPECIAL MEETING

OCTOBER 23, 2018

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## 3:30 P.M. - SITE VISIT

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City Hall | 13777 Fruitvale Avenue, Saratoga, CA 95070

Meeting will begin at Saratoga City Hall and proceed to site visit locations in the order noted on the agenda.

### 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.

### SITE VISIT AGENDA:

**Application PDR18-0021/ARB18-00028/FER18-0003; 19931 Bella Vista Avenue (APN 397-20-100); Lands of Yadappanavar and Manohar.** The applicant requests Design Review approval to construct a new single-story single-family residence with a basement and attached accessory dwelling unit. The maximum height of the project is 20.42'. Four (4) protected trees are requested for removal. The applicant is also requesting approval of a fence exception for a six foot tall wrought iron fence to be constructed within a front setback area where the maximum height of fences is limited to three feet. The site is zoned R-1-40,000 and the lot size is approximately 48,988 square feet. Staff Contact: Victoria Hernandez (408) 868-1212 or [vhernandez@saratoga.ca.us](mailto:vhernandez@saratoga.ca.us).

**Application PDR16-0002, VAR17-0002, VAR18-0004, CUP17-0001, ARB16-0027; 20640 Third Street (503-24-073); Sam Cloud Barn LLC/Tom Sloan AIA** – The applicant requests Design Review approval to construct a three story, 35 feet tall, 5,678 square foot mixed-use building on a vacant 2,527 square foot parcel at 20640 Third Street adjacent to the Sam Cloud Barn. The project also includes a request for variances to locate the site on a slope exceeding 30% and for the project to exceed the 80% maximum allowed building site coverage. The project will include first-floor commercial office space and two residential units on floors two and three. A basement level garage will provide parking for eight vehicles. Three protected trees would be removed. The site is zoned CH-1 with a General Plan Designation of CR (Commercial Retail). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

### ADJOURNMENT

The Site Visit Committee is comprised of interested Planning Commission Members. The committee conducts site visits to properties that are new items on the Planning Commission Agenda. The site visits are held on the Tuesday preceding the Wednesday hearing, between 3:30 p.m. and 5:00 p.m.

It is encouraged that the applicant and/or owner to be present to answer any questions that may arise. Site visits are generally short (10 to 20 minutes) because of time constraints. Any presentations and testimony you may wish to give should be saved for the Public Hearing.

During the Site Visit, the Planning Commission may only discuss items related to the project. The agenda does not allow any formal votes or motions on the proposed project or other matters. The

Site Visit is a fact-finding meeting where the Commission may discuss the item and ask questions from or hear statements from members of the public attending the Visit.

No comments made during the Site Visit by the Planning Commission are binding or required to be carried through to the formal public hearing where actions will be taken on the proposed project.

**Certificate of Posting of the Agenda, Distribution of Agenda Packet, & Compliance with Americans with Disabilities Act**

I, Debbie Bretschneider , Interim City Clerk for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for review on October 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 October 2018 at Saratoga, California.

Debbie Bretschneider, Interim City Clerk

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 are available at City Hall at 13777 Fruitvale Avenue, Saratoga, CA 95070. Any materials distributed by staff after the posting of the agenda are made available for public review at City Hall at the time they are distributed to the City Council.

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 5.102-35.104 ADA title II]

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