



SARATOGA PLANNING COMMISSION REGULAR MEETING

OCTOBER 24, 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 October 10, 2018.

Recommended Action:

Approve Minutes of October 10, 2018 meeting.

[101018 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

None.

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 PDR18-0021/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

Recommended Action:

Adopt Resolution No.18-033 approving the proposed residence subject to conditions of approval included in Attachment 1, and denying the fence exception for additional fence height as staff cannot make all the required findings to grant the exception.

[Staff Report](#)

[Attachment 1 - Resolution No. 18-033](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Applicant's Fence Exception Request Letter](#)

[Attachment 4 - Neighbor Review Forms and Correspondences](#)

[Attachment 5 - Story Pole Certification](#)

[Attachment 6 - Project Plans](#)

[Supplemental Attachment 1, 19931 Bella Vista Ave.](#)

[Supplemental Attachment 2, 19931 Bella Vista Ave.](#)

- 2.2 **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.

Recommended Action:

Adopt Resolution No. 18-032 approving Design Review (PDR16-0002), Use Permit (CUP17-0001), Arborist Report (ARB16-0027), and Slope Variance (VAR17-0002) and denying Site Coverage Variance (VAR18-0004) requiring the applicant to modify the design of the proposed building to comply with Section 15-19.050(e)(1) regarding maximum site coverage, subject to the conditions included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Minutes from August 28 2018 HPC Meeting](#)

[Attachment 3 - Report from City's Geotechnical Consultant](#)

[Attachment 4 - Arborist Report](#)

[Attachment 5 - Applicants Variance Findings](#)

[Attachment 6 - Story Pole Certification](#)

[Attachment 7 - Project Plans](#)

[Supplemental Attachment 1, 20640 Third Street](#)

2.3 Application ZOA18-0001 – Annual Zoning Code Amendments (CITY WIDE).
(Continued from 9/26/18 meeting). Application by the City of Saratoga to amend the City Code. The changes include clarifying the definition of “Subterranean Structures”, adding a definition for “Wineries” to Article 15-06 (Definitions), and correcting various inaccurate code section references in the Zoning regulations.

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

Recommended Action:

Adopt Resolution No. 18-025 recommending that the City Council adopt an ordinance which includes amendments to Chapter 15 (Zoning Regulations) of the Saratoga City Code.

[Staff Report Annual Code Update ZOA18-0001](#)
[Attachment 1 - Resolution ZOA18-0001](#)

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

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 public 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.

Signed this 17th day of October 2018 at Saratoga, California.

Debbie Bretschneider, Interim City Clerk

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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