



SARATOGA PLANNING COMMISSION REGULAR MEETING

NOVEMBER 14, 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 24, 2018.

Recommended Action:

Approve Minutes of October 24, 2018 meeting.

[102418 Draft Minutes](#)

[Supplement Item- Action Minutes of October 24, 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. 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.

- 1.1 **Application SUB18-0002; 15320 Peach Hill Road (517-22-112); Lands of Carey** – The applicant requests Tentative Parcel Map approval to subdivide an approximate 193,798 square foot (4.449 acre) parcel into two lots. The site is zoned R-1-40,000 (Single Family Residential) with a General Plan designation of Very Low Density Residential (RVLD). No trees are proposed for removal. Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 18-034 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution for Tentative Map Approval](#)

[Attachment 2- Report from City's Geotechnical Consultant](#)

[Attachment 3- Minutes from the July 10, 2018 HPC Meeting](#)

[Attachment 4- Tentative Map](#)

- 1.2 **Application ZOA18-0001 - Annual Zoning Code Amendments (CITY WIDE).** (Continued from 10/24/18 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](#)

[Exhibit A](#)

- 1.3 **Application ZOA/18-0002 – Parking Ordinance Update**

Changes to Chapter 15 (Zoning Regulations) of the Saratoga City Code regarding parking regulations which includes establishing one set of parking standards for the entire C-H District (the Village) with respect to restaurant, retail, office and personal service and to eliminate Section 15-35.020(k), surplus parking in C-H district. Staff Contact: Sandy Baily (408) 868-1225 or sbaily@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 18-027 recommending the City Council adopt an ordinance to amend Chapter 15 (Zoning Regulations) of the Saratoga City Code regarding parking regulations.

[Parking Ordinance Staff Report](#)

[Attachment 1 - Resolution](#)

[Exhibit A — Ordinance](#)

[Attachment 2 - City Council Report 2](#)

[Attachment 3 - Council Minutes](#)

1. NEW BUSINESS

- 1.1. Planning Commission Meeting Schedule

Recommended Action:

Review and discuss the draft change to the City Code in Attachment 1.

[Memo PC meeting schedule 11-14-18](#)

[Attachment 1 - Proposed Amendment to Planning Commission Meeting Dates](#)

[Attachment 2 - City Council Report and Minutes dated October 17, 2018](#)

DIRECTOR ITEMS

- Report on the status of the Creekside School project.
- Confirm meeting date for Planning Commission 2019 Work Plan Study Session.

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 November 8, 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 8th day of November 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]

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