



SARATOGA PLANNING COMMISSION REGULAR MEETING

AUGUST 14, 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 July 10, 2019.

Recommended Action:

Approve Minutes of July 10, 2019 meeting.

[07/10/19 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 PSP19-0001; 13718 Saratoga Avenue (397-30-047); Sacred Heart Parish.** The applicant requests Planning Commission approval for one illuminated freestanding sign for Sacred Heart Parish located at 13718 Saratoga Avenue. Staff Contact: Victoria Hernandez (408) 868-1212 or vhernandez@saratoga.ca.us.

Recommended Action:

Adopt Resolution No.19-022 approving the proposed illuminated freestanding sign subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution 19-022](#)

[Attachment 2 - Project Plans](#)

[Supplemental Item #1](#)

[Supplemental Item #2](#)

2.2. **Application PDR19-0003, ARB19-0005, ADU19-0008; 15305 Pepper Lane (510-02-009); Ravi and Prianka Chopra / Young and Borlik Architects.** The applicant requests Design Review approval to construct a new two-story, 25'5" tall, 5,942 square foot single-family home with a 469 square foot detached garage, and an 801 square foot detached accessory dwelling unit. Eight (8) protected trees are requested for removal. Staff Contact: Victoria Hernandez (408) 868-1212 or vhernandez@saratoga.ca.us.

Recommended Action:

Adopt Resolution No.19-021 approving the proposed residence subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution 19-021](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Neighbor Notification Forms](#)

[Attachment 4 - Comment Letters](#)

[Attachment 5 - Story Pole Certification](#)

[Attachment 6 - Project Plans](#)

[Supplemental Item #1](#)

[Supplemental Item #2](#)

2.3. **Application SUB19-0001, VAR19-0001, and ENV19-0002; 13939 Quito Road (397-43-017); Howell Development & Investments, Incorporated.** 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 19-019](#)

[Attachment 2 - Resolution 19-020](#)

[Attachment 3 - DPR Form](#)
[Attachment 4 - Evan & De Shazo Report](#)
[Attachment 5 - Heritage Preservation Commission Meeting Minutes](#)
[Attachment 6 - Neighbor Comments](#)
[Attachment 7 - Initial Study - Negative Declaration](#)
[Attachment 8 - Tentative Map](#)
[Supplemental Item #1](#)
[Supplemental Item #2](#)
[Supplemental Item #3](#)

2.4 **Annual Code Update/ ZOA19-0006.** Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-018 recommending the City Council adopt an ordinance which includes amendments to Chapters 15 (Zoning Regulations) and 16 (Building Regulations) of the Saratoga City Code.

[Staff Report](#)

[Attachment 1 Resolution 19-018](#)

[Attachment 2 - City Council Special Meeting Minutes dated June 11, 2019](#)

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 August 8, 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 8th day of August 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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