

# CITY OF SARATOGA PLANNING COMMISSION

## AGENDA

DATE: Wednesday, December 12, 2007 - 7:00 p.m.  
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA  
TYPE: Regular Meeting

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### **ROLL CALL:**

Commissioners Manny Cappello, Rishi Kumar, Robert Kundtz, Susie Nagpal, Linda Rodgers, Yan Zhao and Chair Joyce Hlava

### **PLEDGE OF ALLEGIANCE:**

**MINUTES:** Draft Minutes from Regular Planning Commission Meeting of November 14, 2007

### **ORAL COMMUNICATION:**

*Any member of the Public will be allowed to address the Planning Commission for up to three minutes on matters not on this agenda. The 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 under Planning Commission direction to Staff.*

### **ORAL COMMUNICATIONS- PLANNING COMMISSION DIRECTION TO STAFF:**

### **REPORT OF POSTING AGENDA:**

Pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on December 6, 2007

### **REPORT OF 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, pursuant to Municipal Code 15-90.050 (b).

### **CONSENT CALENDAR:**

1. **APPLICATION# EXT07-0001(503-13-067) Brunetti/Ho; Mt. Eden Rd. south of Villa Oaks Lane** – The applicant requests a 24 month extension of Tentative Map and Use Permit approvals granted by the Planning Commission on October 27, 2004. The Tentative Map and Use Permit approvals expired 24 months from this date. The applicant was granted a one year extension of the Tentative Map and Use Permit approvals on October 25, 2006. This one year extension has expired. The 24 month extension will expire on October 27, 2009. The applicant was granted Tentative Map and Use Permit approvals to subdivide a 29.28-acre property into five clustered lots with an average lot size of 1.73 acres. The remaining 19.49-acre portion of the property is to remain in open space with a pedestrian, equestrian trail winding through the open space. Access to the property is to be via a cul-de-sac, which egresses onto Mount Eden Road. An emergency access road is proposed from Vista Regina Road to the cul-de-sac. The property has a General Plan designation of RHC - Hillside Conservation and is zoned HR - Hillside Residential District. (Chris Riordan)

## **PUBLIC HEARINGS:**

**All interested persons may appear and be heard at the above time and place. Applicants/Appellants and their representatives have a total of ten minutes maximum for opening statements. Members of the Public may comment on any item for up to three minutes. Applicant/Appellants and their representatives have a total of five minutes maximum for closing statements.**

1. **APPLICATION# 06-118 (503-28-008) Hashemich/Sarnevesh, 20951 Canyon View: (Continued from the October 24, 2007)** - Applications for Design Review and Variance to construct an approximately 3,635 square foot two-story home with a daylight basement on a vacant lot at 20951 Canyon View Drive. The average slope of the lot is 39.7% sloping downward toward Canyon View Drive. Pursuant to City Code Section 15-12.061, the average slope beneath a structure shall not exceed 30% slope. Therefore, in addition to Design Review approval, the applicant is requesting approval of a Variance as specified in City Code Section 15-12.061(a) (Heather Bradley)
2. **APPLICATION# CUP07-0003 (397-05-086) Boger, 18681 Vessing Court: (Continued from the November 14, 2007 meeting)** - The applicant is requesting approval of a Conditional Use Permit to install an emergency generator for his residence. The generator would be located in a detached enclosed accessory structure. (Chris Riordan)
3. **APPLICATION# 07-253 (393-41-032) Metro PCS, 20455 Herriman Avenue:** - The applicant is requesting Conditional Use Permit approval to locate a wireless facility at the Presbyterian Church on Herriman at Saratoga Avenue. The project consists of a new cross structure with concealed antennas and a new equipment cabinet screened by existing landscape. The lot size is 4.22 acres and the site is zoned R-1-12,500. (Heather Bradley)
4. **APPLICATION# PDR07-003 (397-05-042) Pitzen, 14416 Oldwood Road:** - The applicant requests Design Review approval to add a second floor to the existing single story residence. The addition includes approximately 298 square feet to the existing first floor and a new, approximately, 1,157 square foot second-story to the existing 4,633 square foot single-story residence. The total proposed floor area will be approximately 6,088 square feet. The maximum height of the proposed building will not exceed the 26-foot height limit. The maximum impervious coverage will not exceed the allowable 35% of the net site area. The lot size is approximately 45,564 square feet, and the site is located in the R-1-40,000 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Heather Bradley)
5. **APPLICATION# PDR07-0011(386-43-006) Yongjian Wang; 19278 Bellwood Drive (Continued to the January 9, 2008 meeting):** - The applicant request Design Review approval to remove an existing 859 square foot second story of an existing two-story single-family residence and replace it with a new 859 square foot second story addition in approximately the same location. The residence will not exceed 26 feet in height. The net lot size is 14,712 square feet. The site is zoned R-1-12,500. (Chris Riordan)
6. **APPLICATION# ZOA-07-0003 (City Wide) Neglected Properties Ordinance (Continued to the January 9, 2008):** The Planning Commission will consider a draft ordinance to set standards for the minimum level of maintenance of private property in Saratoga. The ordinance would establish standards for (1) general property maintenance (e.g., overgrown vegetation, unsecured structures, or conditions of deterioration or disrepair that creates a substantial adverse impact on neighboring properties), (2) single family residential use landscaping, (3) multifamily residential use landscaping, and (3) parkstrips between sidewalks and City streets. The ordinance would also specify enforcement and appeals procedures. (John Livingstone)

## **DIRECTORS ITEM:**

- None

**COMMISSION ITEMS:**

- None

**COMMUNICATIONS**

- None

**ADJOURNMENT TO NEXT MEETING**

- Wednesday, January 9, 2008 at 7:00 p.m. in the Council Chambers/Civic Theater  
13777 Fruitvale Avenue, Saratoga, CA

*In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the City Clerk at (408) 868-1269 or [ctclerk@saratoga.ca.us](mailto:ctclerk@saratoga.ca.us). Notification 48 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).*

*Certificate of Posting of Agenda: I, Abby Ayende, Office Specialist for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission of the City of Saratoga was posted on December 6, 2007 at the office of the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and was available for public review at that location. The agenda is also available on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us)*

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