

**MINUTES
SARATOGA PLANNING COMMISSION**

DATE: Wednesday, November 14, 2007
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

Acting Chair Kundtz called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Commissioners Cappello, Kumar, Kundtz, Nagpal, Rodgers and Zhao
Absent: Chair Hlava
Staff: Director John Livingstone, Associate Planner Suzanne Thomas and Assistant City Attorney Jonathan Wittwer

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – Regular Meeting of October 24, 2007.

Motion: Upon motion of Commissioner Rodgers, seconded by Commissioner Nagpal, the Planning Commission minutes of the regular meeting of October 24, 2007, were adopted with the word “precedence” replaced by “precedent” throughout the document and with corrections to pages 17, 21 and 33. (6-0-1; Chair Hlava was absent)

ORAL COMMUNICATION

There were no oral communications.

REPORT OF POSTING AGENDA

Director John Livingstone announced that, pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on November 8, 2007.

REPORT OF APPEAL RIGHTS

Acting Chair Kundtz announced that appeals are possible for any decision made on this Agenda by filing 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

There were no consent calendar items.

PUBLIC HEARING - ITEM NO. 1

Application #MOD07-0001 (397-27-010) Picheti/Cahoon, 18935 Hayfield Court (Continued to a date uncertain): The applicant requests Modifications to an approved Design Review approval. Modifications include, but are not limited to, the addition of stone to the front façade, the alteration of proposed home's placement on the site, the rotation of the garage and additional windows on the right elevation. The property is R-1-40,000. (Shweta Bhatt)

Acting Chair Kundtz advised that Item No. 1 would be continued to a date uncertain.

Motion: Upon motion of Commissioner Nagpal, seconded by Commissioner Rodgers, the Planning Commission continued to a date uncertain consideration of the request for Modifications to a previously approved Design Review approval for property located at 18935 Hayfield Court. (6-0-1; Chair Hlava was absent)

PUBLIC HEARING - ITEM NO. 2

Application #CUP07-0003 (397-05-086) Boger, 18681 Vessing Court (Continued to the December 12, 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)

Acting Chair Kundtz advised that Item No. 2 would be continued to the meeting on December 12, 2007.

Motion: Upon motion of Commissioner Nagpal, seconded by Commissioner Kundtz, the Planning Commission continued to its meeting of December 12, 2007, consideration of the request for a Conditional Use Permit (CUP07-0003) for the installation of an emergency generator at 18681 Vessing Court. (6-0-1; Chair Hlava was absent)

PUBLIC HEARING - ITEM NO. 3

Application #PDR07-0002 (379-18-075) Plyler/Miller, 14765 Fruitvale Avenue: The applicant requests Design Review approval to construct a new two-story single-family residence. The total floor area of the proposed residence and garage will be approximately 4,874 square feet. The net lot size is approximately 51,160 square feet and the site is zoned R-1-40,000. (Suzanne Thomas)

Associate Planner Suzanne Thomas presented the staff report as follows:

- Informed that the applicant is seeking Design Review approval for an addition to an existing single-story residence on property that is surrounded by orchards.
- Added that the addition includes 1,100 square feet on the first floor and a new second-floor of 1,300 square feet. The total square footage would be 4,874 and the maximum height would be 26 feet.
- Described the property as consisting of 51,000 square feet in an R-1-40,000 zoning district. The distance between homes and lots in this neighborhood is great.
- Advised that the architectural style is Craftsman with materials including stucco, shingle siding and river rock. The use of stone and moss green stucco helps blend this house into its environment.
- Distributed the material board and rendering of the proposed house.
- Stated that there is a 42-inch coast live oak on site and the second floor was specifically designed to protect the canopy of that tree.
- Added that compliance with the Arborist's recommendations has been conditioned.
- Reported that energy efficient appliances would be incorporated as well as heating and cooling controls for the home in sections to help conserve energy use. Existing mature trees serve as natural cooling and skylights allow natural lighting in the home to reduce need for electrical lighting during daytime hours.
- Said that the 500-foot notice was distributed and no negative responses were received.
- Stated that the findings can be made in support of this project.
- Recommended approval.

Commissioner Cappello asked about the material of the garage door.

Commissioner Rodgers pointed out that it is wood. She asked staff if the 30-foot tall house next door is fairly old.

Planner Suzanne Thomas replied yes, it appears to be, although she is not sure of its age.

Commissioner Rodgers said that it likely pre-dated the current Ordinance height limitation.

Planner Suzanne Thomas agreed that this is likely.

Acting Chair Kundtz opened the Public Hearing for Agenda Item No. 3.

Mr. Michael Miller, Project Applicant:

- Explained that his family moved to Saratoga in the mid-60's from Santa Cruz.
- Added that the orchard is a functioning orchard.
- Recounted that he met his wife while living in this house as she lived next door.
- Said that they have purchased the property from his dad as it became too much for him to handle.
- Stated that his neighbors are both excited and supportive about these plans to improve the house.

- Advised that his vision is to make room for his family of five without increasing impervious coverage in any significant way.
- Added that the house has been designed around a centrally placed family fireplace.
- Assured that they have tried to maintain materials and reuse as much as they could. They have also incorporated as many green elements as possible.
- Said that they intend to preserve and maintain the rural orchard and property landscaping.

Mr. Steve Plyler, Project Designer, DeMattei Construction:

- Said that this house totals only 4,800 square feet.
- Added that it is set back 250 feet from the street and has an existing side setback on the right side of 32 feet, which is 20 feet more than required.
- Stated that the top floor is set back twice the distance required.
- Said that the 26-foot maximum height limitation was met.
- Advised that they worked around the trees.
- Expressed hope that the project would be approved.

Acting Chair Kundtz said that the setback is great but he questioned whether the existing narrow blacktop road could accommodate construction vehicles and parking. Would any road enhancement be required?

Mr. Steve Plyler said no there is an area on site available for construction parking and the road can accommodate construction vehicles and equipment.

Acting Chair Kundtz closed the Public Hearing for Agenda Item No. 3.

Commissioner Rodgers said she could make all findings to support this application and thanked the applicant for taking the time to design something unique that fits into this site.

Commissioner Zhao said she too could make the findings. She said that this is a nice design and she wished the owner good luck.

Commissioner Nagpal said that she appreciated hearing Mr. Miller's courtship story and how he met his wife as a neighbor. She said she could make the Design Review findings.

Commissioner Cappello said he could too. He said that this is a home that does not create bulk or mass. There is articulation. It is a very beautiful design. He added that he likes the garage and house doors as they are clearly of good quality. This is a quality project.

Commissioner Kumar said he can make the findings and likes the incorporation of energy efficiency features as well as the preservation of the orchards.

Acting Chair Kundtz agreed and asked for a motion.

Motion: Upon motion of Commissioner Nagpal, seconded by Commissioner Zhao, the Planning Commission granted Design Review approval to allow the construction of a new two-story single-family residence on property located at 14765 Fruitvale Avenue, by the following roll call vote:

AYES: Cappello, Kumar, Kundtz, Nagpal, Rodgers and Zhao
NOES: None
ABSENT: Hlava
ABSTAIN: None

Members of the Commission extended their thanks to Planner Suzanne Thomas for her efforts on this project.

DIRECTOR'S ITEMS

Director John Livingstone advised the Commission that City staff had participated in a countywide emergency preparedness drill today. The event was really successful and offered a good training opportunity.

Commissioner Zhao asked how many items would be on the December 12th agenda.

Director John Livingstone replied seven.

Acting Chair Kundtz reminded staff that the Commission would appreciate a couple of scheduled breaks during that lengthy agenda, between Items 2 and 3 and later between Items 6 and 7.

Commissioner Kumar asked staff if Saratoga has emergency broadcast capabilities.

Director John Livingstone replied that the City has channel 1610 on AM radio.

COMMISSION ITEMS

There were no Commission Items.

COMMUNICATIONS

There were no Communications Items.

ADJOURNMENT TO NEXT MEETING

Upon motion of Commissioner Cappello, seconded by Commissioner Nagpal, Acting Chair Kundtz adjourned the meeting at approximately 7:30 p.m.

MINUTES PREPARED AND SUBMITTED BY:
Corinne A. Shinn, Minutes Clerk