

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, August 13, 2008 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

MINUTES:

Minutes from Regular Planning Commission Meeting of July 23, 2008

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 August 7, 2008

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:

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 FER-08-0001, Balakrishnan, 21789 Villa Oaks Lane, 503-78-036** - The applicant requests fence exception approval to permit a previously constructed vineyard and property fence located at 21789 Villa Oaks Lane. The average slope of the lot is 12.3%. The total enclosed area will be approximately 1.5 acres. The maximum height of the proposed fence will not exceed the 6-foot height limit. The maximum impervious coverage will not exceed the allowable 15,000 square feet. The lot size is approximately 144,184 square feet, and the site is located in the HR zoning district. Fence Exception approval is required pursuant to Saratoga Municipal Code Section 15-29.020. (Heather Bradley)
2. **APPLICATION PDR 08-0026, Zarkesh, 14575 Horseshoe Drive, APN#397-20-049** - The applicant requests Design Review approval to add a single story addition to the existing single story residence. The addition includes approximately 1,428 square feet to the existing 3,061 square foot single-story residence. The total proposed floor area will be approximately 4,489 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 45% of the net site area. The lot size is approximately 22,500 square feet, and the site is located in the R-1-20,000 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Heather Bradley)

- 3. APPLICATION ZOA07-0001; Regulations Related to Fences, Walls, and Hedges & Negative Declaration** - The Planning Commission will consider a draft ordinance that will update existing regulations regarding fences, walls, and hedges. The draft ordinance proposes to: (1) establish an exception process that would allow property owners to exceed the maximum permitted fence height; (2) change permitted fencing height and enclosure limitations in the hillside district; and (3) clarify ambiguous language and areas of the code that are currently difficult to enforce. Other related topics, including but not limited to, regulations regarding chain link fencing, an initial study, and negative declaration for the project will also be reviewed and discussed. (Shweta Bhatt)

DIRECTORS ITEM:

COMMISSION ITEMS:

COMMUNICATIONS:

ADJOURNMENT TO NEXT MEETING:

- Wednesday, August 27, 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. 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 August 7, 2008 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

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