

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, January 28, 2009 - 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, Linda Rodgers, Yan Zhao and Chair Manny Cappello

PLEDGE OF ALLEGIANCE:

MINUTES:

Minutes from the Regular Planning Commission Meeting of January 14, 2009

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.

1. PG&E Presentation

ORAL COMMUNICATIONS- PLANNING COMMISSION DIRECTION TO STAFF:

REPORT OF POSTING AGENDA:

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 #MOD08-0004 (410-40-003) Douglas, 18595 Avon Lane** - The applicant requests modifications to an approved Design Review application. Original February 14, 2007 approval was for a 5,844 square foot, 24'-10" tall single family residence with related site improvements. Proposed modifications include the construction of a new 15' tall carport in the southeast corner of the lot and reductions in the amount of impervious site coverage. The site is zoned R-1-40,000. (Chris Riordan)
2. **APPLICATION #PDR08-0034 (397-04-061) Jean, 14966 Sobey Road** - The applicant requests Design Review Approval to construct a new two-story, single-family detached residence, a three (3) car garage and a daylight basement. The project includes 3,246 sq. ft. of floor area at the main level, 1,555 sq. ft. at the upper level, and 953 sq. ft. of garage space, totaling 5,754 sq. ft. The basement will encompass an additional 1,724 sq. ft. of living space. Per Saratoga Municipal Code (SMC) Section 15-06.090, the floor area of basement will not be included in the allowable floor area calculation. The proposal also includes removal of five Ordinance size tree (four Mulberries and one Canary Island Date Palm). The Date Palm

was removed prior to applying for a tree removal permit. All five trees have been authorized for removal by the City Arborist. The applicant has submitted an After the Fact tree removal permit for the Date Palm. The maximum height of the proposed residence will be not higher than 26-feet. The net lot size is 37,524 square-feet and the site is zoned R-1-40,000. (Michael Fossati)

DIRECTORS ITEM:

COMMISSION ITEMS:

COMMUNICATIONS:

ADJOURNMENT TO NEXT MEETING:

- Wednesday, February 11, 2009 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 January 22, 2009, 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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