

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, March 11, 2009 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

Commissioners Mary-Lynne Bernald, Joyce Hlava, Rishi Kumar, Robert Kundtz, Linda Rodgers, Yan Zhao and Chair Manny Cappello

Commissioner Linda Rodgers arrived at 7:10 pm.

PLEDGE OF ALLEGIANCE

MINUTES

Minutes from the Regular Planning Commission Meeting of February 25, 2009 (Approved 6:0:1(Rodgers))

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 March 5, 2009

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 CUP09-002 (397-06-075) Hills, 18588 Woodbank Road** - The applicant requests Conditional Use Permit approval to locate a 316 square foot accessory structure within a required rear yard setback. The applicant is also requesting a Variation from Standards to exceed the maximum 17,192 (35%) square foot lot coverage by 1,176 (2.4%) square feet and for the building to exceed the eight foot maximum allowable height by one foot. The gross lot size is approximately 49,122 square feet and the site is zoned R-1-40,000. (Christopher Riordan) (Approved, 6:1(Bernald))
2. **APPLICATION PDR 08-0036 (393-39-020) Mohazzab, 13581 Saratoga Vista Avenue** - The applicant requests Design Review approval to demolish an existing home and construct a new two-story single-family dwelling with a total floor area of approximately 3,701 square-feet. The height of the proposed home is less than 26 feet. The applicant will remove eleven (11) existing trees and replace them with new

trees, equivalent in value. The lot is 12,764 square feet and the site is zoned R-1-10,000. (Cynthia McCormick) (Approved to continue to a date uncertain, 7:0)

3. **APPLICATION ZOA 09-0001 (City Wide) Village Parking Extension** - The proposed zoning ordinance amendment would (1) extend the waiver of off-street parking requirements in the CH1 and CH2 Zoning Districts, (2) make various clarifying amendments to the Off-Street Parking and Loading Facilities Zoning Regulations, and (3) amend Article 15-90 to conform provisions concerning appeals of Planning Commission decisions with recent amendments to Section 2-05.030 concerning appeals to the City Council. (Cynthia McCormick) (Approved, 7:0)

DIRECTORS ITEM

John Livingstone mentioned the Housing Element joint study session with the City Council on March 31, 2009 at 6:00 pm in the Arts and Crafts room.

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING: ADJOURNED 7:45 PM

- Wednesday, March 25, 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 March 5, 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

If you would like to receive the Agenda's via e-mail, please send your e-mail address to planning@saratoga.ca.us

NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us