

# CITY OF SARATOGA PLANNING COMMISSION

## AGENDA

DATE: Wednesday, March 25, 2009 - 7:00 p.m.  
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA  
TYPE: Regular Meeting

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### ROLL CALL

Commissioners Mary-Lynne Bernald, 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 March 11, 2009 (Approved, 7:0)

### 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 19, 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 CUP09-0001 (517-14-008) Adams, 15401 Bohlman Road** - The applicant requests approval of a Conditional Use Permit for the installation of a generator to provide an emergency backup power supply for an existing single-family residence. The generator is to be located on a pad approximately 25 feet below the residence and near the southwest access road. The generator would be surrounded on two sides by a three-foot redwood fence and green vines, which would screen the generator from view and provide a visual barrier. The lot is approximately 1.2 acres in size and is located in the HR zoning district. Conditional Use Permit approval by the Planning Commission is required pursuant to Saratoga Municipal Code Section 15-80.030(k). (Rina Shah) (Approved, 7:0)
2. **APPLICATION MOD 09-0002 (510-26-001) Byrd, 19930 Sunset Drive** - The applicant requests Design Review approval to modify pre-approved plans to construct a new two-story single-family dwelling with a total floor area of approximately 6,302 square-feet. The height of the proposed home is less than 26 feet.

The proposed modifications include landscaping, exterior windows, outdoor lighting, and minor architectural elements. The lot is 86,249 square feet and the site is zoned HR. (Eric Lentz) (Approved,7:0)

3. **APPLICATION PDR09-0001 (378-25-009) Brent Fairbanks and Christy Rohrig, 11970 Wallbrook Drive** - The applicant requests Design Review approval to construct a new 26 foot tall single-story single-family dwelling and basement with a total floor area of approximately 3,590 square-feet. The applicant will remove one (1) protected tree and replace it with a new tree, equivalent in value. The gross lot size is 27,751 square feet and the site is zoned R-1-15,000. (Cynthia McCormick) (Continued to the April 8<sup>th</sup> meeting)
4. **APPLICATION PDR08-0014 (517-18-026) Murabito, 15253 Montalvo Road** - The applicant proposes a second-story addition to an existing single-story home for a total floor area of approximately 5,841 square-feet. The owners are proposing a 30' roof which exceeds the 26-foot height limitation and thus requires findings for a conditional use permit. The gross lot size is 38,146 square feet and the site is zoned R-1-40,000. (Cynthia McCormick) (Approved, 7:0)

#### **DIRECTORS ITEM**

#### **COMMISSION ITEMS**

#### **COMMUNICATIONS**

#### **ADJOURNMENT TO NEXT MEETING**

- Wednesday, April 8, 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](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 March 19, 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](http://www.saratoga.ca.us)*

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