

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, January 9, 2008 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

MINUTES: Draft Minutes from Regular Planning Commission Meeting of December 12, 2007

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 January 3, 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:

- None

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 #07-366 (503-69-012) Keyashian; 21818 Via Regina (Continued to the January 23, 2008 meeting)-** The applicant requests Design Review approval to add 1,977 square feet to the existing upper floor and/convert 1,707 square feet to the existing basement creating a lower floor. The total floor area of the new house will be 5,677 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 25% of the net site area. The lot size is approximately 53,562 square feet, and the site is located in the HR zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Heather Bradley)
2. **APPLICATION# PDR07-0011(386-43-006) Yongjian Wang; 19278 Bellwood Drive (Continued from the December 12, 2007 meeting):** - The applicant request Design Review approval to remove an existing

859 square foot second story of an existing two-story single-family residence and replace it with a new 859 square foot second story addition in approximately the same location. The residence will not exceed 26 feet in height. The net lot size is 14,712 square feet. The site is zoned R-1-12,500. (Chris Riordan)

3. **APPLICATION # PDR07-0017 (503-68-007) Miller; 14098 Palomino Way** – The applicant request Design Review approval to remove an existing 1,320 square foot second story of an existing two-story single-family residence and replace it with a new 1,690 square foot second story addition in approximately the same location. The project also includes demolition of an existing garage and carport, construction of a new 466 square foot detached garage and a 370 square foot addition to the existing lower floor. The residence will not exceed 26 feet in height. The net lot size is 54,075 square feet. The site is zoned R-1-40,000. Design Review approval by the Planning Commission is required pursuant to Saratoga Municipal Code Section 15-45.060. (Chris Riordan)
4. **APPLICATION #07-029 (397-25-009) Maesumi, 13921 River Ranch Circle:** - The applicant requests Design Review approval to demolish the existing home and shed and construct a new two-story home. The total floor area of the proposed residence and garage will be approximately 4,355 square feet. The net lot size is approximately 18,839 square feet and the site is zoned R-1-10,000. (Suzanne Thomas)
5. **APPLICATION #MOD07-0002 (397-08-091) Shadman, 15219 Sobey Road** – The applicant requests a Modification of Design Review Approval to modify an application approved by the Planning Commission at the October 13, 2004 hearing. The original approval was for a new single-story dwelling consisting of 5,677 square feet of floor area and a partial basement. Proposed changes include, but are not limited to: eliminating shutters, eliminating divided lites on some windows, relocating chimneys, relocated fireplaces, and modifying a trellis on the rear façade. The gross lot size is approximately 46,082 square feet and the site is located in the R-1-40,000 zoning district. (Shweta Bhatt)
6. **APPLICATION #MOD 07-0001 (397-27-010) Pichetti/Cahoon, 18935 Hayfield Court:** - 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 zoned R-1-40,000. (Shweta Bhatt)
7. **APPLICATION #PDR07-0001 (510-01-016) Khouja/Ramirez, 15211 Hume Drive** – The applicant requests Design Review and Conditional Use Permit approval to demolish the existing home and construct a new two-story home. The proposed structure will be two-story with a full basement and require a height exception to allow for adherence to the Queen Anne architectural style. A detached pool house is also proposed at a height of approximately 18-feet 9-inches. The gross lot size is 55,503 square feet, and the site is zoned R-1-20,000. (Shweta Bhatt)
8. **APPLICATION# ZOA-07-0003 (City Wide) Neglected Properties Ordinance (Continued from the December 12, 2007 meeting):** The Planning Commission will consider a draft ordinance to set standards for the minimum level of maintenance of private property in Saratoga. The ordinance would establish standards for (1) general property maintenance (e.g., overgrown vegetation, unsecured structures, or conditions of deterioration or disrepair that creates a substantial adverse impact on neighboring properties), (2) single family residential use landscaping, (3) multifamily residential use landscaping, and (3) parkstrips between sidewalks and City streets. The ordinance would also specify enforcement and appeals procedures. (John Livingstone)

DIRECTORS ITEM:

- None

COMMISSION ITEMS:

- None

COMMUNICATIONS

- None

ADJOURNMENT TO NEXT MEETING

- Wednesday, January 23, 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 January 3, 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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