

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, October 24, 2007 - 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 October 10, 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 October 18, 2007

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:

- Capital Improvement Program (CIP) Conformance with the General Plan (John Cherbone)

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 #MOD 07-0001 (397-27-010) Pichetti/Cahoon, 18935 Hayfield Court (Continued to the November 14, 2007 meeting):** - 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)
2. **APPLICATION #ADR07-0002 (389-26-022) Sripadanna, 18524 Montpere Way:** - Appeal of an Administrative Design Review approval for a remodel with partial demolition and addition to the existing one-story home located at 18524 Montpere Way. The proposal would enlarge the home by approximately 1,096 square feet (which includes a carport conversion to enclosed garage). Total proposed floor area, including garage would be 2,730 square feet. The maximum height of the proposed structure will not

exceed eighteen feet (18). The maximum impervious coverage would not exceed the allowable 60% of the net site area. The lot size is 8,520 square feet and the property is located in the R-10,000 zoning district. (Heather Bradley)

3. **APPLICATION #06-118 (503-28-008) Hashemich/Sarnevesh, 20951 Canyon View:** - Applications for Design Review and Variance to construct an approximately 3,635 square foot two-story home with a daylight basement on a vacant lot at 20951 Canyon View Drive. The average slope of the lot is 39.7% sloping downward toward Canyon View Drive. Pursuant to City Code Section 15-12.061, the average slope beneath a structure shall not exceed 30% slope. Therefore, in addition to Design Review approval, the applicant is requesting approval of a Variance as specified in City Code Section 15-12.061(a) (Heather Bradley)
4. **APPLICATION #07-307 (386-37-005) Praveen Narayan; 19819 Colby Court:** - The applicant request Design Review approval to construct a 1,041 square foot second story addition to an existing 3,057 square foot one story single-family residence. The residence will not exceed 26 feet in height. The net lot size is approximately 15,681 square feet. The site is zoned R-1-10,000. (Chris Riordan)
5. **APPLICATION #07-288 (517-14-003) Campagna; 15261 Bohlman Road:** - The applicant requests Design Review approval to construct a new two-story single family residence and Variance approval for the retaining wall to exceed the five foot maximum height limitation. The total floor area of the proposed residence and garage will be approximately 6,010 square feet. The net lot size is approximately 1.05 acres. The site is zoned HR (Hillside Residential). (Chris Riordan)

DIRECTORS ITEM:

- None

COMMISSION ITEMS:

- None

COMMUNICATIONS

- None

ADJOURNMENT TO NEXT MEETING

- Wednesday, November 14, 2007 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 October 18, 2007 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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