

# CITY OF SARATOGA PLANNING COMMISSION

## AGENDA

DATE: Wednesday, August 22, 2007 - 7:00 p.m.  
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA  
TYPE: Regular Meeting

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### **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 August 8, 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 August 16, 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:**

- 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 07-342 (APN 386-10-043) McDonald's USA, LLC, 18578 Prospect Road:** The applicant is requesting Design Review approval and modification to a previously approved Conditional Use Permit for a McDonald's restaurant with a 24 hour operation to occupy an existing 4,090 square foot vacant commercial building previously occupied by Krispy Kreme doughnuts. Design Review approval is necessary to allow minor exterior modifications to the building. The lot size is 2.14 acres and the site is zoned CN (Commercial Neighborhood). (Heather Bradley)
2. **APPLICATION 07-397 (APN 386-34-053) MAKHIJANI, 12576 Scully Avenue** -The applicant requests Design Review approval to add a second floor to the existing single story residence. The addition includes approximately 148 square feet to the existing first floor and a new, approximately, 1,146 square foot second-story to the existing 2,755 square foot single-story residence. The total proposed floor area will be

approximately 4,049 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 55% of the net site area. The lot size is approximately 14,184 square feet, and the site is located in the R-1-12,500 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Heather Bradley)

3. **APPLICATION #APT07-0001 (APN 386-11-035) WU, 12571 Paseo Cerro;** – The applicant is appealing the denial of a tree removal permit application (HTRP07-200) and conditions of Administrative Design Review approval (#07-255) that require he retain a coast redwood tree in the front yard of the property. Pursuant to Saratoga Municipal Code Section 15-90.010 applicants can appeal the denial of a tree removal permit and conditions of Administrative Design Review approval to the Planning Commission. (Kate Bear)
4. **APPLICATION ZOA-07-0003 (City Wide) Proposed Blight Ordinance:** 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. (Jana Rinaldi)
5. **APPLICATION ZOA07-0002 (City Wide) Proposed News rack Ordinance:** The Planning Commission will consider a draft ordinance to regulate the placement of news racks on public property in the City of Saratoga. The ordinance would establish permit requirements and procedures, news rack design standards, placement specifications, maintenance requirements, and enforcement and appeals procedures. (Jana Rinaldi)

**DIRECTORS ITEM:**

- None

**COMMISSION ITEMS:**

- None

**COMMUNICATIONS**

- None

**ADJOURNMENT TO NEXT MEETING**

- Wednesday, September 12, 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](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 August 16, 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](http://www.saratoga.ca.us)*

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