

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, July 08, 2009 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

Commissioners Vice-Chair Mary-Lynne Bernald, Manny Cappello, Joyce Hlava, David Reis, Douglas Robertson, Linda Rodgers, and Chair Yan Zhao

PLEDGE OF ALLEGIANCE

MINUTES

Minutes from the Regular Planning Commission Meeting of June 24, 2009

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 July 2, 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).

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.

PUBLIC HEARING

1. **APPLICATION PDR09-0007 (517-13-026) Arora, 15088 Norton Road** - The applicant is requesting design review approval to construct a 4,527 square foot two-story, single-family residence at 15088 Norton Road. The home includes 3,294 sq. ft. of floor area on the 1st floor, 540 sq. ft. on the 2nd floor, and a 693 sq. ft. garage. The project also includes the removal of three protected trees (two eucalyptuses and one acacia) from the site. All three trees are in declining health per the arborist report. The height of the proposed building will not exceed the 26 foot height limit. The impervious coverage will not exceed the allowable 35% of the net site area. The lot size is approximately 2.375 acres, located in the R-1-40,000 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060 for a new two-story residence. (Michael Fossati)
2. **APPLICATION ZOA09-0004 (City-Wide)** - The proposed zoning ordinance amendment would clean up and clarify outdated provisions of the nonconforming use and structures portion of the Code, make it more user-friendly and understandable for the public, and streamline administration by staff. The proposed amendment may include changes to the regulations regarding repairs and alterations of nonconforming uses and/or structures, a distinction between minor and major repairs and alterations, a distinction between

voluntary and involuntary destruction, and Planning Commission approval for repairs and alterations over a certain construction cost threshold. (Cynthia McCormick)

- 3. APPLICATION PDR08-0032 & VAR08-0002 (366-07-007) Louie Leu AIA / Rita Chen & Colin Fan, 22525 Rolling Hills Road** - The applicant is requesting approval of Design Review and Variance applications and a grading exception to demolish an existing 2,136 square foot one story single-family home including a detached two-car garage, several accessory buildings, swimming pool, and all existing impervious coverage. Proposed replacement structures would include a 5,535 square foot contemporary designed one story single-family home with basement, a 560 square foot secondary dwelling unit with a 450 square foot attached recreation room, and a 135 square foot pool house. The secondary dwelling unit would include a deed restriction thereby limiting its rental use to below market rate households. This restriction would provide the project a 10% increase in allowable floor area and impervious site coverage. The project would include 21,867 square feet of lot coverage and the applicant is requesting a Variance to exceed the 16,500 square foot maximum allowed in the Hillside Residential Zoning District. The project would include 6,085 cubic yards of grading. The project includes a request for a Grading Exception to exceed the maximum 1,000 cubic yards of allowable grading in the HR zoning district. (Christopher Riordan)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING

- Wednesday, July 22, 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).

POSTING

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 July 2, 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

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