

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, March 09, 2011 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

Commissioners - Chair Mary-Lynne Bernald, Vice-Chair- Douglas Robertson, Joyce Hlava, David Reis, Linda Rodgers, Tina K. Walia and Yan Zhao

PLEDGE OF ALLEGIANCE

MINUTES

Action Minutes from the Regular Planning Commission Meeting of February 23, 2011

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 February 3, 2011

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 PDR11-0006 (Right-of-way) T-Mobile, Intersection of Beaumont Avenue and Thelma Avenue** - The applicant is requesting Design Review approval for a new wireless telecommunication antenna facility. The proposal includes mounting a new cross arm wireless antenna support on an existing 39 foot utility pole. The wireless antenna support will increase the height of the pole to 53 feet. Three panel antennas (3.5 feet tall) will be attached to the antenna support and enclosed in a cylinder structure known as a Radome. Associated antenna equipment will be attached to the lower portion of the utility pole. All proposed antennas, cabinets and miscellaneous equipment will be painted to match the existing pole. The facility is considered a "micro site" because the antennas and associated equipment are smaller in size than a standard wireless facility. The property is located in the R1-12,500 zoning district. (Michael Fossati)
2. **APPLICATION PDR11-0007 (Right-of-way) T-Mobile, Intersection of Lutheria Way and Saratoga Avenue** - The applicant is requesting Design Review approval for a wireless telecommunication antenna on a wooden utility pole. The existing 29 foot utility pole would be replaced with a new utility pole, identical in height. A seven foot extension would be installed on top of the pole. Three panel antennas (3.5 feet

tall) will be attached to the extension. Associated antenna equipment will be attached to the lower portion of the utility pole. The top of the extension will be approximately 52 feet from the ground. The facility is considered a “micro site” because the antennas and associated equipment are smaller in size than a standard wireless facility. The property is located in the R1-10,000 zoning district. (Michael Fossati)

3. **APPLICATION PDR11-0004; T-Mobile/Sutro Consulting; 19700 Allendale Avenue (397-30-053)** - This item has been continued to March 23, 2011. (Cynthia McCormick, Assistant Planner, AICP)
4. **APPLICATION PDR10-0023; Al and Jamie Abhari; 15488 El Camino Grande (397-08-076)** - The applicant requests Design Review approval for a new two-story single-family dwelling, a new secondary dwelling, and a new carport. The applicant would receive a 10% increase in allowable floor area because the secondary dwelling would be deed restricted so that any rental of the unit would be to below market rate households. The total proposed floor area of both homes is 7,068 square-feet. The applicant is requesting to remove four (4) trees protected by City Code. The lot is 61,887 square feet and the site is zoned R-1-40,000. City Code Section 15-45.060 states any new two-story structure requires Design Review approval by the Planning Commission. The proposed home is two stories and therefore requires Planning Commission review. (Cynthia McCormick, Assistant Planner, AICP)
5. **APPLICATION PDR10-0008, VAR10-0001, and GRE10-0002, 21955 Via Regina** - Design Review application for a proposed 7,425 square foot new two story home and a 735 square foot secondary dwelling unit at 21955 Via Regina with a request for a Variance for the project to exceed the maximum 16,500 square foot site coverage and a Grading Exception to exceed 1,000 cubic yards of grading. (Christopher Riordan, Senior Planner)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING

- Wednesday, February 23, 2011 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 February 3, 2011, 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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