

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, December 14, 2011 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

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

PLEDGE OF ALLEGIANCE

MINUTES

Action Minutes from the Regular Planning Commission Meeting of November 9, 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 the Government Code 54954.2, the agenda for this meeting was properly posted on December 8, 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 FER11-0004 (503-13-117) Majid Jalalian, 15201 Montalvo Road** - The applicant is requesting a fence exception to construct a 6’-6” iron fence within the front and exterior side setback. The fence would be constructed of wrought iron and would be painted dark green. The cement pilasters would be 7’ tall and would be painted light beige. The two entrance gates would be constructed of the same materials and colors as the fence but would be arched in shape and would not exceed 7’-6” in height. Section 15-29.090 of the City Code allows property owners to apply for fence exceptions. The subject property is located in the R-1-40,000 zoning district. (Christopher Riordan, AICP)
2. **APPLICATION PDR11-0022 (393-43-018) Lan & Cao, 13700 Saratoga Vista Ave.** - The applicant requests Design Review approval to replace an existing 1,300 sq. ft. single-story residence with a new 3,540 sq. ft. single-story, single family residence located at 13700 Saratoga Vista Avenue. The height of the existing residence is approximately 16 feet tall. The height of the proposed residence will be 22 feet tall. The proposed exterior colors include khakis, tans and browns. Nine protected trees (seven Hollywood junipers and two trident maples) are to be removed to construct the project. The applicant has received

clearance from the City Arborist to remove the trees, with the condition that the applicant plant new trees equal to the appraised value of the existing removed trees. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. The site is approximately 11,900 sq. ft. and is located within the R-1-10,000 zoning district. (Michael Fossati)

3. **APPLICATION PDR11-0012 (397-17-070) Dang / Ha, 14545 Fruitvale Avenue** - The applicant requests Design Review approval to replace an existing one-story, single family residence, detached garage, guest house, and barn, with a proposed two-story, single-family residence and attached garage located at 14545 Fruitvale Avenue. The total floor area of the existing structures is approximately 5,100 sq. ft. The proposed new residence has a total floor area of 6,728 sq. ft. The height of the existing residence is approximately 21.25 feet. The height of the proposed residence is approximately 25.5 feet. Along with the construction of the project, four protected trees (one cork oak, one silver wattle, and two black walnuts) are proposed to be removed. The applicant has received clearance from the City Arborist to remove the trees, with the condition that the applicant plant new trees equal to the appraised value of the existing removed trees. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. The site is approximately 1.75 acres and is located within the R-1-40,000 zoning district. (Michael Fossati)
4. **APPLICATION PDR11-0018 (386-14-011) AT&T / Trillium 12770 Saratoga Avenue**, - The applicant is requesting Design Review approval for a wireless telecommunication antenna facility on an existing 65 foot tall monopine. The applicant would install twelve 8 foot tall panel antennas in three sectors at 45 feet in height. The antennas would be camouflaged with needle sock covers to match the existing monopine. The project also consists of one (1) 24 inch parabola microwave dish, two (2) GPS antennas, two (2) 11"x24" DC surge suppressors, and six (6) remote radio units (2 per sector). (Cynthia McCormick, AICP)
5. **APPLICATIONS PDR10-0011, VAR11-0002 (503-26-032) Steve Yang / Ken Bahl 14362 Springer Avenue**, - The applicant is requesting Design Review approval to replace an existing one-story 950 square foot home with a new two-story home and basement. The proposed floor area of the new home is 1,605 square feet and the proposed lot coverage is 2,085 square feet. The applicant is requesting a variance for a one-car garage when a two-car garage is required and reduced setback. The lot is 3,454 square feet in area and the site is zoned R-1-10,000. No protected trees are requested for removal. (Cynthia McCormick, AICP)

NEW BUSINESS

1. **APPLICATIONS ANX10-0002, ENV09-0001, ZOA09-0009, CUP10-0005 (503-10-065) Garrod, 22600 Mount Eden Road** - Review and recommend approval of the Pre-Annexation Agreement to the City Council. (Christopher Riordan, AICP)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING

- Wednesday, January 11, 2012 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 December 8, 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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