

CITY OF SARATOGA PLANNING COMMISSION
STUDY SESSION
AGENDA

DATE: January 11, 2012
PLACE: Administrative Conf Room located at 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Adjourned Regular Meeting
TIME: 7:10 PM (Immediately following Planning Commission Meeting)

ROLL CALL

REPORT OF POSTING AGENDA

Pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on January 5, 2012

1. **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)

2. **APPLICATION PDR11-0010 & CUP11-0007; (503-09-005); John and Tara Couch; 22100 Mt. Eden Road** - The project is a request for design review approval, a use permit, and variation from standards for lot coverage and floor area. The applicant has (or will) deconstructed the existing home, barn/stable, horse corral, and swimming pool. The project would include a new 6,072 square foot two-story home with attached garage, 876 square foot secondary dwelling unit, and existing 1,620 square foot detached garage. In the future, the applicant would construct a 4,802 square foot stable and 500 square foot feed shed plus additional lot coverage for an outdoor kitchen and driveway around the horse corral. The total proposed floor area on the site would be 13,870 square feet and the total proposed lot coverage would be 41,119 square feet. The project would be subject to a Development Agreement and would include a conservation easement over the steepest portion of the lot. The City Arborist has made findings for removal of eight protected trees to construct the project. The site is 19.34 acres and located within the Hillside Residential zoning district. (Cynthia McCormick)

The Study Session is a fact-finding meeting where the Commission may discuss the item and ask questions from or hear statements from members of the public attending the meeting. During the Study Session, the Planning Commission may only discuss items related to the project. The agenda does not allow any formal votes or motions on the proposed project or other matters.

No comments made during the Site Visit by the Planning Commission are binding or required to be carried through to the formal public hearing where actions will be taken on the proposed project.

Adjournment To Regular Planning Commission Meeting

Wednesday, January 25, 2012 at 7:00 p.m. in the Council Chambers/Civic Theater
13777 Fruitvale Avenue, Saratoga, CA