

# CITY OF SARATOGA PLANNING COMMISSION

## ACTION MINUTES

DATE: Wednesday, February 08, 2012 - 7:00 PM  
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA  
TYPE: Regular Meeting

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### 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 January 25, 2012 (**Approved 6:01(Hlava – abstain)**)

### 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 February 2, 2012

### 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 PDR11-0024/15100 Park Drive (510-01-190) Mittal & Singh** - The applicant is requesting approval of a Design Review application to construct a 5,105 square foot, approximately 26 feet tall, two-story single-family home. The existing house on the lot will be removed. Four trees are proposed for removal and include a 15” Arizona Cypress, a 24.4” California sycamore, a 17.2” London plane, and a 13.8” London plane. (Christopher Riordan, AICP) (**Approved, 7:0**)
2. **APPLICATIONS PDR11-0026, GRE11-0001, VAR11-0005/22551 Mount Eden Road (503-13-117) Smit** - The applicant is requesting approval of a Design Review application for a new 4,179 square foot, 25’ tall two story single family home and a 442 square foot guest house with a request for Variances to reduce the required front setback from 70’-6” to 30’ and to construct on slopes in excess of 40%. The project would also include a Grading Exception to exceed 1,000 cubic yards of grading. (Christopher Riordan, AICP, Senior Planner) (**Continued to March 28, 2012 hearing, 7:0**)

3. **APPLICATION PDR11-0021/14422 Big Basin Way (517-09-017) MBA Architects & Klear** - The applicant is requesting approval of a Design Review application to construct a 3,994 square foot, 35-foot tall three story office building located at 14422 Big Basin Way behind the Mint Leaf Restaurant. The existing two story single family home will be removed. The existing driveway/alley would be remodeled into a landscape courtyard to include an outdoor dining area for the Mint Leaf Restaurant. (Christopher Riordan, AICP) **(Continued to March 14, 2012 hearing, 7:0)**
  
4. **APPLICATION PDR11-0010 & CUP11-0007; 22100 Mt. Eden Road (503-09-005); John and Tara Couch** - The project is a request for design review approval, a use permit, and variation from standards for lot coverage. The applicant has 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 5,402 square foot stable and feed shed plus additional lot coverage for an outdoor kitchen and driveway around the equestrian uses. The total proposed floor area on the site would be 13,971 square feet and the total proposed lot coverage would be 42,019 square feet. The project has been the subject of a Mitigated Negative Declaration under the California Environmental Quality Act. 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. (Cynthia McCormick, Planner, AICP) **(Approved as amended with a change to the conditions, 7:0 Deed Restriction: Trails Easements.** The property Owner shall record a deed restriction, satisfactory to the Community Development Director, dedicating trail easements to the City of Saratoga as provided in the Trail Easement Agreement and depicted on the Trails Master Plan included in the Open Space Conservation Element of the City of Saratoga General Plan. Specifically, the property Owner shall dedicate an equestrian trail easement from Mt. Eden Road to the north-east property corner. In addition, the property Owner shall dedicate a pedestrian and equestrian easement in the vicinity of existing roadway located in existing Ingress and Egress Easement along a portion of the southerly property line. This easement shall be a floating easement to assure the trail slope is feasible for equestrians and to avoid conflict with vehicular traffic on the roadway. A legal description and plat plan or a verbal trail description shall be prepared for each trail easement dedication and submitted to the City Public Works Department for review and approval. The width and exact location of the trail easements are subject to approval by the Public Works Department. These Trail Easements shall be recorded on the deed prior to issuance of Zoning Clearance for a Building Permit.)
  
5. **Removal of the timeline for the surplus parking provision in the C-H district (City Code Section 15-35.020(k).** - The off-street parking requirements in any C-H district would be waived until the available excess parking surplus has been utilized. (Cynthia McCormick, Planner, AICP) **(Approved, 7:0)**

#### **NEW BUSINESS**

#### **DIRECTORS ITEM**

#### **COMMISSION ITEMS**

#### **COMMUNICATIONS**

#### **ADJOURNMENT TO NEXT MEETING**

- Wednesday, February 22, 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](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 III for the City of Saratoga, declare that the foregoing agenda for the meeting of the City Council was posted and available for public review on February 2, 2012 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us)*

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