

CITY OF SARATOGA PLANNING COMMISSION

ACTION MINUTES

DATE: Wednesday, January 25, 2012 - 7:00 PM
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, David Reis and Yan Zhao

ABSENT

Commissioner Hlava

PLEDGE OF ALLEGIANCE

MINUTES

Action Minutes from the Regular Planning Commission Meeting of January 11, 2012(Approved, 6:0)

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 January 19, 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. **APPLICATIONS PDR10-0011 & VAR11-0002 (503-26-032) Yang, 14362 Springer Avenue** - The applicant is requesting Design Review approval for a new two-story home and basement. The proposed floor area of the 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 and reduced setback for the second story. The lot is 3,454 square feet in area and the site is zoned R-1-10,000. No trees are requested for removal. (Cynthia McCormick, AICP)
(Approved as amended with a change to the conditions - Deed Restriction: Window. The property Owner shall record a deed restriction, satisfactory to the Community Development Director, that the second story bathroom window on the west elevation shall have obscure glass and have a fixed opening limited to 30 degrees. This dedication shall be recorded on the deed prior to issuance of Zoning Clearance for a Building Permit., 6:0)

2. **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 proposed new residence is 6,728 sq. feet and the height would be approximately 25.5 feet. (Michael Fossati)
(**Approved as amended with the additional condition: 9. Compliance with Plans.** The development shall be located and constructed to include those features, and only those features, as shown on the Approved Plans dated January 5th, 2012, denominated Exhibit "A", with the exception of an additional two feet within the carport area. All proposed changes to the Approved Plans must be submitted in writing with plans showing the changes, including a clouded set of plans highlighting the changes. Such changes shall be subject to approval in accordance with Condition 3, above. 4:2(Bernald & Zhao))

NEW BUSINESS

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING

- Wednesday, February 8, 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).

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 January 19, 2012 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us

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