



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 22, 2012**

**REGULAR MEETING – 7:00 P.M. – CIVIC THEATER/COUNCIL CHAMBERS AT 13777
FRUITVALE AVENUE**

PLEDGE OF ALLEGIANCE

ROLL CALL

ABSENT

Commissioner Zhao

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of July 25, 2012

COMMUNICATIONS FROM COMMISSION & PUBLIC

Oral Communications on Non-Agendized Items

Any member of the Public will be allowed to address the Planning Commission for up to three (3) 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 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).

PUBLIC HEARING

All interested persons may appear and be heard at the above time and place. Applicants 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. Applicants and their representatives have a total of five minutes maximum for closing statements.

1. APPLICATIONS PDR11-0029 & VAR11-0006 / 20601 Lomita Ave. (517-08-036) Tom Clerkin – The applicant is requesting design review approval and a variance to remodel an existing single story residence by adding 484 square feet to the first story and constructing a 1,232 square foot second story addition. The existing 864 square foot two story secondary dwelling unit would also be modified to a single story 408 square foot secondary dwelling unit. The variance request is for a one car garage and to maintain a non-conforming side setback. Staff Contact: James Lindsay (408)868-1231.

Action:

Adopted Resolution 12-037 approving the project with the following modifications to the conditions of approval: (5:1(Reis-nay):1(Zhao-absent)):

12. **Front yard landscaping.** Front yard landscaping shall be installed prior to final inspection or a bond satisfactory to the Community Development Department 150% of the estimated cost of the installation of

such landscaping shall be provided to the City. The driveway and parking space in the front yard shall be constructed of concrete pavers.

13. **Landscaping.** Landscape installation and replacement for screening or ornamentation. A landscaped area required as a condition of any Design Review Approval shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be replaced as needed to screen or ornament the site. A new six foot high fence with two feet of lattice shall be installed along the southern side property line. Additional side yard landscaping shall be installed to help obstruct views from the second story windows into the adjacent yard to the approval of the Community Development Director.

29. **Privacy.** Translucent windows shall be installed on the side bay windows located on the second story rear elevation to obscure views from the second story bedrooms into the adjacent properties.

2. APPLICATION MOD12-0005 / 19915 Mallory Ct. (393-16-026) Nalwa / Lazari Designs – The applicant is requesting design review approval to replace an existing 3,762 sq. ft. one-story fire damaged residence with a new 4,044 sq. ft. one-story residence. Staff Contact: Michael Fossati (408) 868-1212.

Action:

Continued to September 26, 2012 meeting (5:1(Zhao-absent))

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING-ADJOURNED 10:00 PM

- Wednesday, September 12, 2012 at 7:00 p.m. in the Council Chambers/Civic Theater
13777 Fruitvale Avenue, Saratoga, CA

In accordance with the Ralph M. Brown Act, copies of the staff reports and other materials provided to the Planning Commission by City Staff in connection with this agenda are available at the office of the Community Development at 13777 Fruitvale Avenue, Saratoga, CA 95070. Note that copies of materials distributed to the Planning Commission concurrently with the posting of the agenda are also available on the City website at www.saratoga.ca.us. Any materials distributed by staff after the posting of agenda are available for public review at the Community Development Department at the time they are distributed to the Planning Commission.

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 Planning Commission was posted and available for public review on August 16, 2012 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us