



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, September 12, 2012**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

ABSENT

Commissioner Hlava

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of August 22, 2012 (Approved with changes 5:0:1(Zhao-abstain):1(Hlava absent))

COMMUNICATIONS FROM COMMISSION & PUBLIC

The Commission requested name badges similar to the Library & Park and Recreation Commissions.

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. APPLICATION PDR 12-0012; 14562 Horseshoe Drive (397-20-030); JD & Harpreet Buttar / Seema Mittal - The applicant requests approval to replace a 1,807 square foot home with a new 5,583 square foot two-story home. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

Adopted Resolution No. 12-039 approving the project subject to conditions of approval. (Approved, 6:0:1(Hlava))

2. APPLICATION PDR12-0014 & VAR12-0002; 20760 Wildwood Way (503-26-051); Mark Mikl - The applicant requests approval to replace a non-conforming structure with a new 1,867 square foot two-story home (not including the basement). The applicant is also requesting a variance for a reduced front setback,

reduced rear first story setback, and a reduced left side second story setback. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

Adopted Resolution No. 12-040 approving the project subject to conditions of approval. (Approved, 6:0:1(Hlava))

3. APPLICATION PDR12-0010 – 14966 Sobey Road (397-18-039) Jean / Kohlsaat - The applicant is requesting Design Review approval to replace an existing one-story residence with a new two-story 5,750 sq. ft. residence and attached garage. The height of the proposed residence would be no taller than 22 feet above average grade. The 1.11 acre lot is located in the R-1-40,000 zoning district. Staff Contact: Michael Fossati (408) 868-1212.

Action:

Adopted Resolution No. 12-041 approving the project subject to conditions of approval. (Approved, 6:0:1(Hlava))

4. APPLICATION PDR12-0013; 12383 Saratoga-Sunnyvale Road (386-53-019); Sprint - The applicant is requesting approval to replace three new panel antennas and install six remote radio units on an approximately 146 foot tall PG&E lattice tower. Two new equipment cabinets would be installed beneath the tower within an existing 468 square foot fenced enclosure. Staff Contact: Christopher Riordan (408)868-1235

Action:

Adopted Resolution No. 12-042 approving the project subject to conditions of approval. (Approved, 6:0:1(Hlava))

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

The Commission directed staff to agendize a presentation of the Village Sidewalk & Pedestrian Enhancements Phase II project that includes the proposed arch at the entrance to the Village.

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, September 26, 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 September 6, 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