



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, September 26, 2012**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of September 12, 2012 (**Approved with changes, 6:0:1(Hlava-abstained)**)

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.

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 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, single-family residence destroyed by involuntary damage (i.e. fire) with a new 4,048 sq. ft. one-story, single-family residence. The height of the proposed new residence is less than 22 feet. This project was continued to a date certain from the 8/22/2012 PC Meeting.

Action:

Adopted Resolution No. 12-038 approving the project subject to conditions of approval, as amended. New conditions included requiring front and exterior side and landscaping to either be installed or the applicant shall place a bond with the City of Saratoga in the amount of 150% of the estimated cost of the proposed landscaping prior to authorizing an occupancy permit and that the proposed roof tiles will only include tiles with earth tone shades of browns, greens and grays. (Approved, 7:0)

2. APPLICATION PDR12-0006 / 14429 Big Basin Way (503-24-054) Sprint - The applicant is requesting Design Review approval to replace three existing antennas with three new antennas and associated equipment located on top of 14429 Big Basin Way (i.e. Fat Robin Gift Shop). The proposal also includes

extending the front parapet along the sides of the building in order to partially screen the proposed new antennas. Staff Contact: Michael Fossati (408) 868-1212.

Action:

Adopted Resolution No. 12-043 approving the project subject to conditions of approval, as amended. New condition includes “the applicant shall adjust the existing cornices to match the height of the ridge of the proposed parapet, to the satisfaction of the Community Development Department. The existing cornices shall be painted to match the proposed parapet prior to building final.” (Approved, 7:0)

NEW BUSINESS

1. Presentation of the Village Sidewalk & Pedestrian Enhancement Phase II Capital Improvement Project

Action:

Received presentation

2. Cancellation of the October 10, 2012 meeting as there are no planning applications scheduled for this date.

Action:

October 10, 2012 meeting cancelled.

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT

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 20, 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