



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, February 13, 2013**

**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 January 23, 2013

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 PDR12-0024; 15124 Sobey Road (397-07-066); Neehar and Radica Giri / JCA Architects - The applicant is requesting Design Review approval for a 199 square foot addition to an existing one story single-family home and the construction of a detached 734 square foot deed restricted secondary dwelling unit. The proposed project would increase the allowable building square footage on the site to 6,929 square feet. Planning Commission Design Review is required per City Code Section 15-45.060(a)(6) because the floor area of all structures on the site would exceed 6,000 square feet. Staff Contact: Christopher Riordan (408) 868-1235

Recommended action:

Adopt Resolution Number 13-005 approving the project subject to conditions of approval.

2. Application MOD13-0001; 14639 Big Basin Way (503-25-013); Yao / SC Design Group - The applicant is minor modifications to an existing Design Review (PDR12-0011) and Conditional Use Permit (CUP12-0004) approval to construct a two-story commercial building, four-car garage, and two residential townhouses. Staff Contact: Michael Fossati (408) 868-1212

Recommended action:

Adopt Resolution No. 13-006 approving the project subject to conditions of approval.

3. Application PDR12-0023; 20013 Cox Avenue (386-44-040; Sprint - The applicant is requesting Design Review approval to install three new panel antennas and six Remote Radio Units (RRU) 77' above grade on an approximately 144' tall existing Pacific Gas & Electric lattice tower. Two new equipment cabinets would be installed within an existing 493 square foot fenced enclosure located to the northwest of the lattice tower. The project is upgrading the site from the current 3G technology to 4G so as to provide increased capacity and data speeds. The three existing panel antennas and the two existing equipment cabinets would be removed. There is no proposed increase in height to the existing tower or increase in size of the fenced enclosure to accommodate this project. Staff Contact: Christopher Riordan (408) 868-1235

Recommended action:

Adopt Resolution No. 13-0023 approving Design Review PDR12-0023 subject to conditions of approval.

4. Changes to the Tree Regulations to 1) Waive the fee for a permit application for fallen trees; 2) Refund the permit application fee for a dead tree; 3) Modify the notification process so it notifies nearby residents of the decision and provides time to appeal before the trees are removed; and 4) Review alternatives to a tree protection security deposit for development projects. Staff Contact: Kate Bear (408)868-1276

Recommended action:

Accept the proposed changes to the Zoning Code, City Code Article 15-50, Tree Regulations.

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 February 7, 2013 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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NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us