



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 14, 2013**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Almalech, Bernald, Grover, Hlava, Smullen, Walia and Zhao

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of July 24, 2013 (5:0:2(Hlava & Grover –abstain))

COMMUNICATIONS FROM COMMISSION & PUBLIC

Oral Communications on Non-Agended 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.

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 PDR13-0012; 14451 Fruitvale Avenue (397-17-007)Lee - The applicant requests Design Review approval to replace an existing 2,113 square foot one-story home with a new 5,369 square foot two-story home and related site improvements. Staff Contact: Christopher Riordan (408) 868-1235

Recommended action:

Adopted Resolution No. 13-018 approving the project subject to conditions of approval. (7:0)

2. Application VAR13-0001; 20951 Canyon View Drive (503-28-008) Hashemieh/Sarnevesht - The applicant requests Variance approval from the regulations contained in City Code Section 15-29.010(l) [Retaining Walls] to exceed the three foot maximum height for retaining walls located within the front yard setback and to exceed the maximum five foot height for retaining walls located outside the front yard setback. The net lot size is approximately 32,670 square feet and the site is zoned R-1-40,000. Staff Contact: Christopher Riordan (408)868-1235

Recommended action:

Adopt Resolution No. 13-030 approving the project subject to conditions of approval. (Continued to August 28, 2013 meeting with direction to staff, 7:0)

3. Application VAR13-0004; 15200 Norton Road (517-14-048); Jon Snell - The applicant is requesting a Variance to allow a new swimming pool to encroach seven feet into the required twenty foot side yard setback. Staff Contact: Michael Fossati (408)868-1212

Recommended action:

Adopted Resolution No. 13-029 and new condition approving the project subject to conditions of approval. (7:0)

C. ADDITIONAL CONDITIONS:

13. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the pool construction plans (i.e. site preparation and grading, site drainage improvements and design parameters for foundations, and pool shell) to ensure that their recommendations have been properly incorporated.

14. Geotechnical Construction Inspections. The Project Geotechnical Engineer shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for the pool prior to the placement of steel and gunite.

The consultant shall inspect final installed site drainage improvements for conformance with geotechnical recommendations.

The results of these inspections and the as-built conditions of the project shall be described by the Project Geotechnical Engineer in a letter and submitted to the City Engineer for review prior to final (as-built) project approval.

4. Application PDR13-0013; 12970 Glen Brae Dr. (389-03-002); City of Saratoga / Crown Castle on behalf of Sprint - The applicant is requesting to replace a radome housing three panel antennas on an existing monopole with a new larger radome, also housing three antennas within Congress Springs Park. The total combined height of the radome and monopole would be approximately 50 feet.

Recommended action:

Adopted Resolution No. 13-028 approving the project subject to conditions of approval. (7:0)

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 August 8, 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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