

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, May 27, 2009 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

Commissioners Vice Chair Mary-Lynne Bernald, Manny Cappello, Joyce Hlava, David Reis, Douglas Robertson, Linda Rodgers, and Chair Yan Zhao

PLEDGE OF ALLEGIANCE

MINUTES

Minutes from the Regular Planning Commission Meeting of May 13, 2009 (Approved 7:0)

ORAL COMMUNICATION

Any member of the Public will be allowed to address the Planning Commission for up to three 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 POSTING AGENDA

Pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on May 21, 2009

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).

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

PUBLIC HEARING

1. **APPLICATION #PDR08-0024 (517-19-021) Tillet, 20316 Calle Montalvo** - The applicant requests Design Review approval to demolish the existing 2,897 square foot residence and 779 square foot detached garage and construct a new 4,906 square foot two-story residence (including garage). The maximum height of the proposed building will not exceed the 26-foot height limit. The maximum impervious coverage will not exceed the allowable 45% of the net site area. The lot size is approximately 25,220 square feet, located in the R-1-20,000 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Heather Bradley) (Approved, 7:0)
2. **APPLICATION # CUP09-0007 (517-09-060)– Jim Nell & Susan Little, 14554 Big Basin Way** - The applicant is requesting Conditional Use Permit and Design Review approval to establish a microbrewery and taproom in an existing 1,700-square foot vacant tenant space. The space was formerly occupied by Knitting Arts. The gross lot size is approximately 5,400 sq. ft. and the site is zoned CH-1. (Commercial-Historic 1). Conditional use and design review approval are required pursuant to City Code Section 15-19.020 (3) and 15-46.020 (3). (Michael Fossati) (Approved, 7:0)

3. **APPLICATION ZOA09-0003 (City-Wide)** - Application to amend the City Code regarding Conditional Use Permits (including Article 15-55 of the City Code). The proposed amendments will create an expedited Administrative Conditional Use Permit process for certain permits similar to administrative design reviews, which require approval from the Community Development Director rather than by the majority vote of the Planning Commission. The proposed amendments are designed to reduce time and cost of obtaining such permits, encourage new businesses in Saratoga's commercial districts, and reduce the number of commercial vacancies in the City. (Rina Shah) (Approved, 7:0)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING – ADJOURNED 9:20 PM

- Wednesday, June 10, 2009 at 7:00 p.m. in the Council Chambers/Civic Theater
13777 Fruitvale Avenue, Saratoga, CA

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).

POSTING

Certificate of Posting of Agenda: I, Abby Ayende, Office Specialist for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission of the City of Saratoga was posted on May 21, 2009, at the office of the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and was available for public review at that location. The agenda is also available on the City's website at www.saratoga.ca.us

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