

CITY OF SARATOGA PLANNING COMMISSION

AGENDA

DATE: Wednesday, June 10, 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 27, 2009 (Approved with minor changes, 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 June 4, 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 MOD09-0005 (503-24-064) Lee, 14495 Big Basin Way** - The applicant requests PC approval to modify pre-approved plans at 14495 Big Basin Way. The commercial/Residential building includes a total floor area of approximately 6,220 square-feet. The height of the proposed building is less than 26 feet. The proposed modifications include an arbor addition and exterior changes to color and material for boiler room and garage doors. The lot is 4,277 square feet and is zoned CH-1. (Rina Shah) (Approved with minor changes, 7:0)
2. **APPLICATION PDR09-0002 & CUP 09-0003 (503-24-063) Mintegui, 14487 Big Basin Way** - The applicant requests PC approval to remodel of 2-story Commercial/Residential building. at 14487 Big Basin Way. The applicant also requests CUP for changing business to retail use. The project has a total floor area of approximately 3,624 square-feet. The height of the proposed building is at 29 feet 10 inches. The proposed plans include remodel/expansion of (E) Chamber of Commerce space and (E) Nail Salon at first floor level into front retail hair salon and (E) nail salon to be housed in the rear. The lot is 4,350 square feet and is zoned CH-1. (Rina Shah) (Approved, 7:0)

3. **APPLICATION CUP09-0001 (517-08-072) Frontzx-Cinnabar Winery, 14612 Big Basin Way** - The applicant is requesting Conditional Use Permit approval to expand an outdoor seating area for an existing wine tasting business. The area will be enclosed by a three (3) foot railing. The site is zoned CH-1. (Commercial-Historic). (Cynthia McCormick) (Approved, 7:0)
4. **APPLICATION EXT09-0002 (397-27-020) Morrison, 14234 Saratoga-Sunnyvale Road** - The applicant requests a 36-month extension of a Tentative Map approval granted by the Planning Commission on April 25, 2007. The Tentative Map expired 24 months from this date. The Tentative Map would subdivide a 2.35-acre property into 20 townhome lots and one common area lot. Access to the property is from Saratoga-Sunnyvale Road. The property has a General Plan designation of Multi-Family Residential and is zoned RM-3,000. (Christopher Riordan) (Approved, 7:0)
5. **APPLICATION CUP09-0009(503-24-034) Ratra, 14395 Big Basin Way** - The applicant is requesting approval of a Conditional Use Permit. The Conditional Use Permit would allow a 97 square foot addition to the 1,608 square feet retail store of an existing Union 76 service station. The lot is 26,689 gross square feet and is zoned CH-1. (Christopher Riordan) (Approved, 7:0)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING – ADJOURNED 9:00 PM

- Wednesday, June 24, 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 June 4, 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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