

CITY OF SARATOGA PLANNING COMMISSION

ACTION MINUTES

DATE: Wednesday, September 28, 2011 - 7:00 p.m.
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

ROLL CALL

Commissioners – Vice-Chair Tina K. Walia, Mary-Lynne Bernald, Pragati Grover, Joyce Hlava, David Reis and Yan Zhao

ABSENT

Commissioner Robertson

PLEDGE OF ALLEGIANCE

MINUTES

Action Minutes from the Regular Planning Commission Meeting of September 14, 2011 (Approved 5:0:1(Hlava – abstain))

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 September 22, 2011

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 04-016 (517-22-108) Frisone, Vacant Lot on Wildcat Road** - The applicant requests Design Review approval to construct a new two-story residence on a vacant lot located on Piedmont Road at Wildcat Creek. The application includes a 5,467 square foot residence with an approximately 551 square foot garage, plus basement. The maximum height of the proposed building would not exceed the 26-foot height limit. The maximum impervious coverage would not exceed the allowable 35% of the net site area. A bridge is proposed to access the property from Piedmont Road across Wildcat Creek. Staff has prepared a Mitigated Negative Declaration pursuant to CEQA regulations prior to any Public Hearings approval on the project. The lot size is approximately 2.21 net acres and is located in the R-1-40,000 zoning district. Design Review approval is required pursuant to Saratoga Municipal Code Section 15-45.060. (Michael Fossati) (Approved, 6:0)

DIRECTORS ITEM

COMMISSION ITEMS

COMMUNICATIONS

ADJOURNMENT TO NEXT MEETING – ADJOURNED 8:48 PM

- Wednesday, October 12, 2011 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 September 22, 2011, 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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