



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, March 14, 2012**

**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 February 22, 2012

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.

Oral Communications – 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/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.

1. Application PDR 11-0021; 14422 Big Basin Way (517-09-017) MBA Architects & Klear - The applicant is requesting approval of a Design Review application to construct a 3,994 square foot, 35-foot tall three story office building located at 14422 Big Basin Way behind the Mint Leaf Restaurant. The existing two story single family home will be removed. The existing driveway/alley would be remodeled into a landscape courtyard to include an outdoor dining area for the Mint Leaf Restaurant. Staff Contact: Christopher Riordan (408)868-1235

Recommended action:

Staff recommends the Planning Commission adopt Resolution 12-002 approving Design Review PDR11-0021 subject to conditions of approval.

2. Application PDR 10-0021 & SUB 11-0003 & CUP 12-0001; 14651 Big Basin Way (503-25-015); John and Sue Kang / Tom Sloan - The applicant is requesting approval to replace an existing 2,430 square foot building with a new 11,557 square foot mixed-use building. The new building would include three residential condominium units, one apartment unit, 1,246 square feet of retail space, and a 7,090 square foot basement parking garage. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Staff recommends that the Planning Commission adopt Resolution No. 12-007 recommending the City Council adopt the Negative Declaration; and approve the Design Review, Conditional Use Permit, and Tentative Map subject to conditions of approval.

3. Application ZOA 11-0004; City of Saratoga - . The proposed changes to City Code Article 15-30 (Sign Ordinance) (1) eliminate direct references to content in conformance with the First Amendment of the U.S. Constitution; (2) generally keep or increase the standards for sign size, design, placement, lighting, materials, and type of sign structures; and (3) include the creation of sign districts. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Staff recommends that the Planning Commission adopt Resolution No. 12-009 recommending the City Council adopt the updated Sign Ordinance (Article 15-30)

4. Application PDR 08-0029 & VAR08-0001; 21216 Bank Mill Road 503-55-005); Sharma / Nielsen Architects - Per City Code Section 15.45.060 (a)(1), the applicant requests Design Review approval to construct a new two-story, single-family residence with a basement. The total floor area (not including the 1,413 sq. ft. of basement not included) would be 4,178 sq. ft. Per City Code 15.12.061 (a), the applicant requests a variance to locate the building footprint underneath the dwelling unit that exceeds thirty percent slope. Eight trees are requested for removal to construct the project. Those trees have met the criteria for removal, and may be removed and replaced once Building Division permits have been issued for the project. Staff Contact: Michael Fossati (408)868-1212.

Recommended action:

Staff recommends the Planning Commission adopt Resolution No. 12-008 approving PDR08-0029 & VAR08-0001 subject to conditions of approval.

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, March 28, 2012 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).

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 March 8, 2012 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

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