



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, March 28, 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 March 14, 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 MOD11-0002; 13915 Saratoga Creek Drive (386-21-039); Saratoga Woods Community Association - The applicant is requesting modifications of conditions of approval for an existing Conditional Use Permit allowing the use of a private recreational area by the Saratoga Woods Community Association; Staff Contact: Christopher A. Riordan (408)868-1235.

Recommended action:

Staff recommends that the Planning Commission adopt the resolution modifying the conditions of approval.

2. Applications PDR11-0026 & GRE11-0001 & VAR11-0005; 22551 Mount Eden Road (503-13-117); Carl Smit - The applicant is requesting Design Review approval of a proposed 4,179 square foot new two story home and a 442 square foot detached guest house with a grading exception. The applicant is also requesting a Variance for a reduced front yard setback, retaining walls with heights, and placing structures on slopes exceeding 40%. Staff Contact: Christopher A. Riordan (408)868-1235.

Recommended action:

Staff recommends the Planning Commission adopt Resolution No. 12-001 approving Design Review PDR11-00026, Grading Exception GRE11-001, and Variance VAR11-0005 subject to conditions of approval.

3. Application PDR 09-0019; 14190 Palomino Way (503-68-002); Michael Oveyssi / William Ambrose - The applicant is requesting design review approval to build a new 5,830 square foot residence on a two-acre vacant lot. The new residence would include a basement and attached garage. The project requires a grading exception permit due to excavation required to maintain a slope at or below 18% on the shared driveway. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Staff recommends that the Planning Commission adopt the resolution approving the project with conditions.

4. Application PDR11-0030; 14760 Live Oak Lane (397-18-069); Rivers / Kellond Architects - The applicant is requesting Design Review approval to replace an existing 3,515 sq. ft. single-story, single-family residence with a new 5,805 sq. ft. two-story, single-family residence. The site is approximately 44,000 sq. ft. and is located within the R-1-40,000 zoning district. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Continue to May 9, 2012.

5. Application ZOA12-0002; City of Saratoga. The proposed zoning ordinance amendment would update the definition of impervious surface and provide a consistent review process for considering site coverage exemptions for driveways and related emergency vehicle turnarounds. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Staff recommends that the Planning Commission adopt Resolution No. 12-011 recommending the City Council adopt the Ordinance amending City Code Sections 15-06.370, 15-11.080, 15-13.080, and 15-20.080.

NEW BUSINESS

1. 2012 Planning Commission Summer Recess

Recommended action:

Approve the cancellation of the August 8th, 2012 meeting for summer recess.

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, April 25, 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 Subject will go here 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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