AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, November 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 October 24, 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.

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 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. Applicants and their representatives have a total of five minutes maximum for closing statements.

1. Application ADR12-0024 & GRE12-0001; 15781 Hidden Hill Road (510-24-015); Peter and Lina Liou / Modern House - The applicant requests Design Review approval to replace an existing 5,262 square foot home with a new 5,002 square foot one-story home and approval of a Grading Exception for 1,637 cubic yards of additional grading. Staff Contact: Christopher Riordan (408)868-1235
   Recommended action:
   Adopt Resolution No. 12-047 approving the project subject to conditions of approval.

2. Application PDR09-0006 & VAR08-0003; 14660 Quito Road (407-14-004); Dang / Rockwood Design - The applicant requests approval to replace an existing 926 sq. ft. one-story main residence with a 2,697 sq. ft. two-story residence. The design review application is due to the request to convert a single-story structure into a multi-story structure. The variance application is due to the request to allow construction within the front and rear setbacks. Staff Contact: Michael Fossati (408) 868-1212.
   Recommended action:
   Adopt Resolution No. 12-046 approving the project subject to conditions of approval.

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT

In accordance with the Ralph M. Brown Act, copies of the staff reports and other materials provided to the Planning Commission by City Staff in connection with this agenda are available at the office of the Community Development at 13777 Fruitvale Avenue, Saratoga, CA 95070. Note that copies of materials distributed to the Planning Commission concurrently with the posting of the agenda are also available on the City website at www.saratoga.ca.us. Any materials distributed by staff after the posting of agenda are available for public review at the Community Development Department at the time they are distributed to the Planning Commission.

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 November 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