AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, March 27, 2013

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 13, 2013

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 PDR13-0003; 18564 Paseo Pueblo (386-13-050); Chang / Shen Design - The applicant is requesting Design Review approval for a new single-story 3,190 square foot home, with a building height less than 21 feet. The existing 1,582 square foot home and shed will be removed. Staff Contact: Cynthia McCormick (408) 868-1230.
   Recommended action:
   Adopt Resolution Number 13-009 approving the project subject to conditions of approval.

2. Application PDR13-0001; 18975 Monte Vista Drive (397-08-031); K.C.S. Properties / D&Z Design - The applicant is requesting Design Review approval for a new single-story 6,038 square foot home and attached garage. The proposed home would be 25.8 feet in height and include a basement. The existing 4,310 square foot home will be removed. Staff Contact: Cynthia McCormick (408) 868-1230.
   Recommended action:
   Adopt Resolution Number 13-010 approving the project subject to conditions of approval.

3. Applications ZOA13-0002 & GPA13-0003; Zoning Ordinance Amendment to add Agricultural Preserve Open Space Overlay zoning to a property located at 22101 Mount Eden Road and a General Plan Amendment to change the land use designation of the Congress Springs Quarry Property to Open Space-Outdoor Recreation. Staff Contact: Christopher Riordan (408)868-1235.
   Recommended action:
   Adopt Resolution No. 13-011 recommending that the City Council 1) approve a Resolution to amend the Land Use Map to change the land use designation of the Congress Springs Quarry Property from Hillside Open Space to Open Space Outdoor Recreation, and 2) adopt an ordinance applying the Agricultural Preserve Open Space Overlay zoning to the property located at 22101 Mount Eden Road.

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 March 21, 2013 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