



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, May 22, 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 May 8, 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.

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 PDR10-0022/CUP10-0011/SUB12-0005/VAR13-0003; 12250 Saratoga-Sunnyvale Rd. (386-30-036,037,038); TimeSpace InvestDev. LLC. - The applicant is requesting Design Review approval to replace 13,700 square feet of single story office and light industrial buildings with a new 25,081 square foot two-story commercial building. A Variance is being requested to exceed the height limit by approximately four feet. Three existing parcels would be merged into one parcel and the applicant is requesting a Tentative Subdivision Map to create twelve commercial condominium units within the building. The applicant is also requested a Use Permit for both institutional and medical uses within the building.

Recommended action:

Adopt Resolution No. 13-019 adopting the Mitigated Negative Declaration and approving the project subject to conditions of approval.

2. Application PDR13-0012 - 14451 Fruitvale Avenue (397-17-007); Paulson Lee - The applicant requests Design Review approval to replace an existing 2,113 square foot one-story home with a new 5,369 square foot two-story home and related site improvements. Staff Contact: Christopher Riordan (408)868-1235

Recommended action:

Adopt Resolution No. 13-018 approving the project subject to conditions of approval.

3. Application MOD13-0005 - Modification of PDR11-0020; 19120 Monte Vista Drive (397-09-010); DiNapoli / Kohlsaar - The applicant is requesting design review approval for a new 900 square foot secondary dwelling unit, pavilion, and 42 square foot pool bath in addition to minor modifications to an approved design at 19120 Monte Vista Drive. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Adopt Resolution Number 13-017 approving the project subject to conditions of approval.

4. Application PCTUP13-0002 - 14612 Big Basin Way (517-08-072) Suzanne Frontz/Cinnabar Winery - The applicant is requesting approval to use the public way between the curb and sidewalk in front of their establishment for outdoor seating and other sales activities.

Recommended action:

Adopt Resolution No. 13-020 approving the project with conditions of approval.

NEW BUSINESS

- **Planning Commission Summer Recess**

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 May 16, 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