



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, July 24, 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 June 26, 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 PDR13-0010; 19502 Via Monte Drive (393-24-025); Majid Mohazzab - The applicant has requested to demolish the existing one-story, 2,975 sq. ft. single-family residence damaged by fire, in order to construct a new one-story, 4,438 sq. ft. single-family residence. The height of the proposed residence will not exceed 21 feet. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Approve Resolution No. 13-027 approving the project subject to conditions of approval.

2. Application SUB10-0001 & ENV10-0001 – Mt. Eden Road (503-13-127, 128) Irany / Karr - The applicant currently owns a 13.8 acre parcel. They have submitted an application to subdivide the parcel into two parcels. Parcel 1 would be 3.85 acres and Parcel 2 would be 9.92 acres. An Initial Study / Negative Declaration was required because both proposed lots have average slopes greater than 20%. The intent to adopt the Mitigated Negative Declaration (MND) was duly noticed and circulated for a 20-day public review period from May 1, 2013 – May 21, 2013. All Interested Parties desiring to comment on the ND were given the opportunity to submit written and oral comments on the adequacy of the ND up to the May 21, 2013 date. Staff Contact: Michael Fossati (408) 868-1212

Recommended action:

Continue the project to a date not certain.

3. 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:
Continue the project to the meeting of August 14, 2013.

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 July 18, 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