



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, June 27, 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 June 13, 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 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. Ordinance Amendment ZOA12-0008 (City-Wide) - City initiated amendments to Articles 7-30 (Noise Control) and 15-19 (Commercial Regulations) to the City Code establishing new regulations for outdoor music. Staff Contact: Christopher Riordan (408) 868-1235.

Recommended action:

Adopt a resolution recommending the City Council adopt an ordinance modifying Articles 7-30 (Noise Control) and 15-19 (Commercial Regulations) establishing new regulations for outdoor music.

2. Application PDR12-0008; 19227 San Marcos Road (397-13-004); Gregory Howell; The applicant requests approval to replace a 1,428 square foot home with a new 5,721 square foot two-story home. Staff Contact: Cynthia McCormick

Recommended action:

Adopt Resolution No. 12-028 approving the project subject to conditions of approval.

3. Application PDR 12-0009; 14875 Baranga Lane (397-18-039); Gregory Howell; The applicant requests approval to replace a 3,261 square foot home with a new 5,957 square foot single-story home. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Adopt Resolution No. 12-029 approving the project subject to conditions of approval.

4. Applications ANX10-0002, ZOA09-0009, CUP10-0005; 22600 Mount Eden Road; (503-12-001; 503-10-044,065,067; 503-11-008,009; 503-74-001,002,003,004); Garrod Trust - The applicant is requesting the City annex approximately 68 acres with an accompanying Development Agreement, Zoning Amendment to apply the Agricultural Preserve/Open Space Overlay Zoning, a Combined Williamson Act, and a Use Permit for the 119 acre Garrod Trust properties to be inside City boundaries.

Recommended action:

1. Adopt Resolution #12-031 recommending that the City Council approve a Development Agreement, a Combined Williamson Act Contract, and an Ordinance adding Agricultural Preserve/Open Space overlay zoning to all the Garrod Trust properties to be annexed to the City.
 2. Adopt Resolution #11-010 approving a Use Permit governing the use of the 119 acre Garrod Trust properties to be inside City boundaries (to become effective upon Final Approval of Annexation).
5. Application GRE10-0001; 15269 Bohlman Road (517-14-003); James Campagna - The Applicant is requesting a Grading Exception for 11,100 cubic yards of grading to repair existing landslides and soil erosion on a site located at 15269 Bohlman Road.

Recommended action:

Adopt Resolution No. 12-030 approving the project subject to conditions of approval.

6. Application ZOA12-0007; City Wide; 13777 Fruitvale Avenue; City of Saratoga - Zoning Amendment for Wireless Telecommunications Facilities. Staff Contact: Chris Riordan (408)868-1235

Recommended action:

Adopt a resolution recommending that the City Council adopt an ordinance which would add Article 15-44 (Wireless Telecommunications Facilities) establishing design review findings for wireless telecommunications facilities to the City Code.

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, July 11, 2012 at 7:00 p.m. in the Council Chambers/Civic Theater
13777 Fruitvale Avenue, Saratoga, CA

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 June 21, 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