



AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, July 25, 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 July 11, 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 initiated amendments to Articles 7-30 (Noise Control) and 15-19 (Commercial Regulations) of the City Code establishing new regulations for outdoor music. Staff Contact: James Lindsay (408) 868-1231.

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 FER12-0002; 20067 Mendelsohn Lane (517-21-012); Paul Wang. The applicant is requesting a fence exception to install a five foot tall entrance gate approximately 13 feet from the edge of street pavement. Staff Contact: Cynthia McCormick (408) 868-1230.

Recommended action:

Adopt Resolution No. 12-035 denying the project.

3. APPLICATION EXT10-0007 / 20640 Third Street (503-24-073) The Sam Cloud Barn, L.P. – The applicant requests an extension of the a previous design review and variance approval (07-233) for a new

3,798 sq. ft. commercial building with a 1,142 sq. ft. basement. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 12-034 approving the one time twelve month time extension.

4. APPLICATIONS PDR12-0011, SUB12-0004, CUP12-0004 / 14639 Big Basin Way (503-25-013) Zambetti / Metro Architects – The applicant is requesting Design Review and Conditional Use Permit approval to construct a two-story commercial building (1097 sq. ft. on the first floor and 1,754 sq. ft. on the second floor), four-car garage, and two residential townhouses. Each townhouse will be approximately 1,400 sq. ft. in size, not including an approximate 700 sq. ft. basement. The applicant is also requesting tentative map approval to subdivide the lot into three parcels. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 12-033 approving the project subject to conditions of approval.

5. Ordinance Amendment ZOA12-0009 - City initiated amendments to Article 15-16(P-C District) of the City Code to create more flexible land use and design standards for projects that further the goals and policies of the General Plan.

Recommended action:

Adopt the resolution recommending approval of the modifications to Article 15-16 to the City Council.

NEW BUSINESS

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, August 22, 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 July 19, 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