



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, June 13, 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 May 23, 2012 (**Approved, 7:0**)

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. Application PDR10-0020; 13717 Fortuna Court / 389-30-054; Houman Kerchani / Jeremy Leach- The applicant requests approval to replace a 2,813 square foot home with a new 4,041 square foot single-story home. Staff Contact: Cynthia McCormick (408) 868-1230. (**Approved, 7:0**)

Recommended action:

Adopt Resolution No. 12-020 approving the project subject to conditions of approval.

2. Application PSP12-0001; 14428 Big Basin Way / 517-09-046; David Ford / Wells Fargo - The applicant is requesting a Sign Permit to replace two existing signs at a Wells Fargo Bank in the Saratoga Village. The internally illuminated wall sign facing Big Basin Way will be approximately 13.1 square feet in area. The internally illuminated hanging sign facing the parking lot project will be approximately 21.6 square feet in area. Staff Contact: Cynthia McCormick (408) 868-1230. (**Approved, 6:0:1(Almalech-recused)**)

Recommended action:

Staff recommends the Planning Commission adopt Resolution No. 12-0026 approving the project subject to conditions of approval.

3. Application PDR 11-0019; 1777 Saratoga Avenue / 386-10-049; Gary Gochberg (Crown Castle) / Kato Brothers. The applicant requests approval for a co-located wireless installation on an existing monopole that will remain. The project also includes a new equipment cabinet and concrete pad that will be located within the existing enclosure. Staff Contact: Cynthia McCormick (408) 868-1230. **(Approved, 7:0)**

Recommended action:

Adopt Resolution No. 12-024 approving the project subject to conditions of approval.

4. Application ZOA12-0007 (Citywide) - Zoning Amendment for Wireless Telecommunications Facilities. Staff Contact: Christopher Riordan, AICP (408)868-1235. **(Continued to June 27, 2012 meeting, 7:0)**

Recommended action:

Recommend the Planning Commission approve the attached 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.

5. Application ZOA12-0006; City Wide - Zoning Ordinance Amendment which includes various clean up amendments to Chapter 15 (Zoning) of the Saratoga City Code, conforming amendments to other sections of the Code, and readoption of Chapter 15. Staff Contact: Christopher Riordan (408)868-1235

Recommended action:

Recommend the Planning Commission approve the attached resolution recommending that the City Council adopt an ordinance which includes various clean up amendments to Chapter 15 (Zoning) of the Saratoga City Code, conforming amendments to other sections of the Code, and readoption of Chapter 15. **(Approved as amended 7:0, changed the reference to the definition of sign Section 15.06.610, retained the words “native tree” in the Design Review findings, replaced the word “lot” with the word “property” in the regulations pertaining to the location of enclosed accessory structures in a rear setback, modified both monument sign locations and references to the Saratoga Village Light Pole Banner policy in the Village Design Guidelines)**

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT TO THE NEXT MEETING

- Wednesday, June 27, 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 7, 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