AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, December 12, 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 November 28, 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.

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 PDR 12-0022; 13921 Ravenwood Drive (403-23-042); Rob and Laura Hastings / Michelle Miner - The applicant is requesting Design Review approval for a new second-story addition to an existing single-story 2,143 square foot home. The new home would be 3,038 square feet in area and approximately 22 feet in height. Staff Contact: Cynthia McCormick (408) 868-1230.
   Recommended action:
   Adopt Resolution No. 12-051 approving the project subject to conditions of approval.

2. Application CUP12-0007 & ENV12-007; 21990 Prospect Road (366-29-007); Saratoga Country Club - The applicant is requesting modification of their existing Conditional Use Permit to affirm the use of the property as a Community Facility and to install lights to illuminate three tennis courts. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act. Staff Contact: Christopher Riordan (408)868-1235.
   Recommended action:
   Adopt Resolution No. 12-050 thereby adopting the Negative Declaration and approving the Conditional Use Permit modifications.

3. Application PDR 12-0018; 1777 Saratoga Avenue / 386-10-049; Sprint / Kato Brothers - The applicant is requesting Design Review approval to replace three existing antennas and add six new remote radio units on an existing telecommunications monopole. The project also includes the replacement of two equipment cabinets in an existing ground level enclosure. Staff Contact: Cynthia McCormick (408) 868-1230.
   Recommended action:
   Adopt Resolution No. 12-052 approving the project subject to conditions of approval.

4. Zoning Code Amendment ZOA12-0011; A proposal to create a definition for market in the Zoning Code.
   Recommended action:
   Adopt Resolution 12-053 recommending approval of the definition of market to the City Council.

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 December 6, 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