AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, April 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 April 10, 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 ZOA12-0010; 14001 Chester Avenue (397-01-006,007); HMH Inc/Bellicitti Family Limited Partnership - The applicant is requesting approval to rezone a 1.09-acre parcel (Parcel B) from Agricultural to R-1-40,000 and to apply AP/OS overlay zoning to both Parcels A & B consisting of 12.86 acres. Staff Contact: Christopher Riordan (408)868-1235.
   Recommended action:
   Adopt Resolution No. 13-015 recommending that the City Council adopt an ordinance 1) applying R-1-40,000 zoning to the adjusted 1.09-acre parcel located at 14001 Chester Avenue that will become effective upon recordation of the Lot Line Adjustment and 2) applying the Agricultural Preserve Open Space Overlay zoning to the entire 12.86 acre property to include all of Parcel A and Parcel B.

2. APPLICATION ZOA13-0003; City of Saratoga - The proposed zoning amendment would modify allowed uses, building setbacks, landscape buffers, and heights of structures within the Commercial-Visitor (CV) and Commercial-Neighborhood (CN) zoning districts. Staff Contact: Michael Fossati (408)868-1212
   Recommended action:
   Adopt Resolution 13-015, recommending City Council to adopt the proposed zoning amendments.

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 April 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