



SARATOGA PLANNING COMMISSION SPECIAL MEETING

February 11, 2020

3:30 P.M. - SITE VISIT

City Hall | 13777 Fruitvale Avenue, Saratoga, CA 95070

Meeting will begin at Saratoga City Hall and proceed to site visit locations in the order noted on the agenda.

SITE VISIT AGENDA:

Application ANX20-0001, ENV19-0003, ZOA20-0001, GPA20-001; 14831 Pierce Road (503-46-006 and 530-46-007); Chateau Masson, LLC (Continued from January 22, 2020) - The proposed Mountain Winery Annexation Project consists of applying to the Local Agency Formation Commission for adjustments to the City of Saratoga's Urban Service Area (USA) and Sphere of Influence (SOI) boundaries to include APN's 503-46-006 and 503-46-007 and subsequent annexation of those parcels by the City. The Project also includes General Plan and zoning ordinance amendments to establish a new General Plan land use designation of Regional Commercial (RC) and a new zoning district of Regional Commercial (RC) for APN 503-46-006 and adoption of a Precise Plan and development agreement. The Precise Plan would allow uses permitted under the Mountain Winery's existing County Use Permit to continue while also allowing for new uses including lodging of up to 300 rooms, a second water tank, and future connections to the Cupertino Sanitary District infrastructure to support the new uses. The development agreement would give the owner a vested right for a defined term to use and develop the property in accordance with the proposed general plan amendment, rezoning, and Precise Plan and the City's other rules, regulations and official policies in place when the development agreement is approved. An Environmental Impact Report has been prepared for the Project. The Planning Commission will consider and make recommendations to the City Council on the matters described above. Staff Contact: Debbie Pedro (408) 868-1231 or dpedro@saratoga.ca.us.

ADJOURNMENT

The Site Visit Committee is comprised of interested Planning Commission Members. The committee conducts site visits to properties that are new items on the Planning Commission Agenda.

It is encouraged that the applicant and/or owner to be present to answer any questions that may arise. Site visits are generally short (10 to 20 minutes) because of time constraints. Any presentations and testimony you may wish to give should be saved for the Public Hearing.

During the Site Visit, the Planning Commission may only discuss items related to the project. The agenda does not allow any formal votes or motions on the proposed project or other matters. The

Site Visit is a fact-finding meeting where the Commission may discuss the item and ask questions from or hear statements from members of the public attending the Visit.

No comments made during the Site Visit by the Planning Commission are binding or required to be carried through to the formal public hearing where actions will be taken on the proposed project.

Certificate of Posting of the Agenda, Distribution of Agenda Packet, & Compliance with Americans with Disabilities Act

I, Frances Reed, Executive Assistant for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for review on February 6, 2020 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

Signed this 6th day of February 2020 at Saratoga, California.

Frances Reed, Administrative Assistant

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 City Hall at 13777 Fruitvale Avenue, Saratoga, CA 95070. Any materials distributed by staff after the posting of the agenda are made available for public review at City Hall at the time they are distributed to the City Council. In Compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at 408/868-1269. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 5.102-35.104 ADA title II]

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