

**MINUTES
SARATOGA PLANNING COMMISSION**

DATE: Wednesday, April 8, 2009
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

Chair Cappello called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Commissioners Bernald, Cappello, Hlava, Reis, Robertson, Rodgers and Zhao
Absent: None
Staff: Director John Livingstone, Associate Planner Eric Lentz, Assistant Planner Cynthia McCormick and City Attorney Jonathan Wittwer

Chair Cappello welcomed the two new newest members of the Planning Commission to their first meeting.

ELECTION OF NEW CHAIR

Motion: Upon motion of Commissioner Rodgers, seconded by Commissioner Bernald, the Planning Commission selected Commissioner Zhao to serve as Chair of the Planning Commission for the coming year. (7-0)

Motion: Upon motion of Commissioner Hlava, seconded by Commissioner Zhao, the Planning Commission selected Commissioner Bernald to serve as Vice Chair of the Planning Commission for the coming year. (7-0)

Commissioner Hlava stated that Chair Cappello did a fabulous job as Chair. He was always fair and willing to listen. He managed time very well. She thanked him for his leadership.

The newly appointed leaders took their seats.

Chair Zhao said that she would try her best to facilitate this Commission as its Chair. She asked the two newest Commissioners to introduce themselves.

Commissioner Reis:

- Said that he was born and raised in Santa Clara County and moved to Saratoga about 11 years ago.
- Explained that he is the father of three. His two sons are graduates of Santa Clara University. His daughter is an eighth grade student at Redwood Middle School.

- Said that he is retired after 30 years in semi-conductor equipment marketing and prior to that steel construction sales.
- Added that he is excited to be on the Planning Commission and is looking forward to getting much more involved in the community.

Commissioner Robertson:

- Stated that he is pleased to serve.
- Said that he and his wife have resided in Saratoga for six years. They have two boys, ages 10 and 13, who attend Saratoga schools.
- Reported that he has been in the design business for 25 years as a structural engineer, mostly in San Francisco working on larger scale projects.
- Added that he has a fair amount of construction and design experience.

APPROVAL OF MINUTES – Regular Meeting of March 25, 2009.

Motion: Upon motion of Commissioner Cappello, seconded by Commissioner Bernald, the Planning Commission minutes of the regular meeting of March 25, 2009, were adopted with a correction to page 21. (5-0-0-2; Commissioners Reis and Robertson abstained)

ORAL COMMUNICATION

There were no Oral Communication Items.

REPORT OF POSTING AGENDA

Director John Livingstone announced that, pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on April 2, 2009.

REPORT OF APPEAL RIGHTS

Chair Zhao announced that appeals are possible for any decision made on this Agenda by filing 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).

CONSENT CALENDAR

There were no Consent Calendar items.

PUBLIC HEARING - ITEM NO. 4

APPLICATION PDR08-0031 (397-23-045) Barringer, 14310 Saratoga Avenue: The applicant requests Design Review Approval to add a second story addition to a single-family dwelling. The proposed floor area is approximately 2,787 square feet and the maximum height is 26 feet. The applicant will remove three existing trees and replace them with new

trees, equivalent in value. The lot is 9,911 square feet and the site is zoned R-1-10,000. (Cynthia McCormick)

Chair Zhao advised that this item was to be continued to a date uncertain. There were no members of the audience present to discuss this item.

Motion: Upon motion of Commissioner Hlava, seconded by Commissioner Rodgers, the Planning Commission CONTINUED TO A DATE UNCERTAIN consideration of Design Review Approval (Application PDR08-0031) to add a second story addition to a single-family dwelling with a proposed floor area of approximately 2,787 square feet on property located at 14310 Saratoga Avenue. (7-0)

PUBLIC HEARING - ITEM NO. 1

APPLICATION PDR09-0001 (378-25-009) Brent Fairbanks and Christy Rohrig, 11970 Walbrook Drive (Continued from March 25, 2009): The applicant requests Design Review Approval to construct a new 26 foot tall single-story single-family dwelling and basement with a total floor area of approximately 3,590 square feet. The applicant will remove one (1) protected tree and replace it with a new tree, equivalent in value. The gross lot size is 27,751 square feet and the site is zoned R-1-15,000. (Cynthia McCormick)

Ms. Cynthia McCormick, Assistant Planner, presented the staff report as follows:

- Advised that at the Planning Commission meeting held on March 25th the applicant proposed a 26-foot high single-story home.
- Added that following public testimony from neighbors expressing concerns about height, setbacks and compatibility with the neighborhood, the project was continued to allow the applicant to propose an alternative design.
- Explained that the home was lowered from 26 feet to less than 21 feet from natural grade and less than 20 feet from finish grade. The revised design is a single-story home consisting of 3,292 square feet. On this 27,751 square foot lot a 4,739 square foot would be allowed. Instead, the applicants have chosen a 1,503 square foot basement, which is not counted against the FAR.
- Said that this architectural style is reflective of the historic farmhouse located across the street. It utilizes details such as shed dormers, lattice vents and a detailed chimney, all of which helps break up the mass of the roof. The use of cross gable rooflines help reduce the perception of bulk and minimize view impacts to the adjacent neighbors. Neighbors' views of the creek are maintained by significant setbacks from the creek. Privacy is achieved by increased setbacks along the northern side and rear property and by foliage along the southern side of the property.
- Stated that the applicant will replace one existing tree with two new trees.
- Said that the design includes one gas fireplace. No wood burning fireplaces are proposed.
- Recommended that the Commission find this project to be Categorically Exempt under CEQA and that the draft resolution be adopted approving this project.

Commissioner Cappello pointed out that the neighbor notification forms are for the original design. He asked if any have been received as a result of the changes.

Planner Cynthia McCormick said that new forms were not distributed.

Commissioner Rodgers:

- Reported that she went to the site independently on Sunday, as she was afraid her on-call status for jury duty this week might prevent her participation in the regular site visits tour.
- Advised that she went to the back yard of the neighbor to the north. That neighbor advised her that this new design was more to their liking but they would like to have some additional screening and articulation on the elevation that is facing them.

Chair Zhao opened the public hearing for Agenda Item No. 1.

Ms. Christy Rohrig, Applicant and Property Owner:

- Agreed that their original design was for a significantly taller structure.
- Said that after hearing the concerns raised by the neighbors at the March public hearing, they had provided an alternative design proposal at the meeting that was slightly lowered.
- Stated that they went back to the drawing board after that meeting to lower the design even more.
- Reported that a modified foundation lowers the floor height by six inches. The roof pitch has been lowered to a 5 and 12 rise. Less than 17 percent of the roof height is now above 18 feet.
- Advised that they had an informal gathering with 10 to 15 neighbors on Saturday where they provided revised plans. This was a more amicable meeting with cake and coffee served.
- Said that they are looking forward to moving into this neighborhood.

Mr. Brent Fairbanks, Applicant and Property Owner:

- Said that they have maintained the architectural look.
- Added that some of the windows have been reduced in size.

Ms. Christy Rohrig said that the lowered height in the great room means that they no longer have to double count that area's square footage against the FAR.

Mr. Brent Fairbanks:

- Elaborated that any ceiling height above 15 feet in height has to be counted twice as floor area.
- Said that this new design is more compatible with this neighborhood.
- Said that the changes reflect a good trade off.

Mr. Richard Hartman, Project Architect:

- Thanked the Commission for accommodating the return of this item to this meeting despite a busy agenda.
- Reported that the ridgeline's maximum height was reduced by 5 feet, 2 inches. The garage height was reduced by 4 feet, 3 inches. The roof pitch is now 5 and 12. The floor

height is reduced by 6 inches using a curb style foundation. They have dropped the porch level an additional 6 inches from the floor of the house.

- Stated that they have taken the height down as far as they can while still preserving the integrity of the design. Any flatter or lower and this would look like a ranch rather than a Craftsman style home.
- Said that they want to fit into this neighborhood and not infringe on the privacy and views of the neighbors.
- Stated that this home design is now in keeping with this neighborhood's bulk, mass and height.

Mr. William Martin, Resident on Walbrook:

- Thanked the Commissioners for their service and welcomed the two newly appointed members of the Commission.
- Corrected the spelling of their street name as it appears on the agenda, with just one "l."
- Thanked the applicants, Brent and Christy, for the very gracious meeting with tea and cake.
- Stated that he is delighted with the new plans and the flexibility of the applicants and the work of their architect.
- Added that he is pleased that they preserved their Craftsman architecture while reducing the bulk of the house. This has been a win-win situation.
- Stated that while story poles are not required, they should be.
- Said that the new ribbons on the old story poles allowed the neighbors to visualize the difference in height.

Chair Zhao said that she is glad that everyone is happy now.

Ms. Kathy Pierson, Resident on Brookglen Drive:

- Said that this design has her complete support.
- Added that the decrease in height and roof pitch makes it more bungalow-esque and even more of an attractive design.
- Stated that she is impressed with the flexibility of these homeowners.
- Said that the quality of this house will add beauty and value to this neighborhood.
- Welcomed Brent and Christy's family to the neighborhood.

Ms. Judy Chang, Resident on Walbrook:

- Said that she supports the adjustments made.
- Added that it was accomplished through a cordial process.
- Reminded that this is a close-knit neighborhood.
- Reiterated the desire of the Beaches to have some additional screening as Mr. Beach and Brent had recently discussed.

Mr. Brent Fairbanks:

- Reported that he had spoken with the Beaches about the landscaping between their properties.
- Reminded that there are no windows on that side to overlook the Beach property.

- Said that after the more cordial discussion had taken place with the neighbors, he is even more enthusiastic to move into this neighborhood.

Ms. Christy Rohrig reported that the neighbor who was in the hospital during the last public hearing has now had her baby. She said that she is excited about this new home and looks forward to hearing the Planning Commission's feedback and decision.

Chair Zhao closed the public hearing for Agenda Item No. 1.

Commissioner Hlava:

- Said that the height issue has been solved. It is dramatic how much less an impact the reduced design will have.
- Advised that she could make all findings.
- Added that this is still a beautiful design.

Commissioner Rodgers:

- Reminded that she had concerns about the original height.
- Said that she spoke with Mr. Beach on Sunday who had two concerns. One was the potential for windows that would impact his privacy. The other was the lack of articulation on the wall overlooking his property.
- Said that she loves this revised design.
- Added that lowering the roof makes it more of a Craftsman style.
- Stated that this home would be lovely in this neighborhood and that she can't wait to see it.

Commissioner Cappello:

- Stated that he could make all findings.
- Added that this is an even better design now.
- Complimented this group of pleasant people who worked together to achieve a win-win situation.
- Commended all involved.
- Extended his congratulations to everyone.

Commissioner Reis:

- Said that he was not at the last hearing but has read the minutes.
- Stated that the project looks good.
- Added that it can't get any shorter and still meet the characteristics of the Craftsman style.

Commissioner Bernald:

- Stated that she can make all findings.
- Said that throughout her previous 4.5-year tenure as a member of the Saratoga Planning Commission, she had never seen such exemplary behavior between applicants and neighbors.
- Added that she hopes all are now happy.

Commissioner Robertson:

- Said that the minutes of the previous hearing show how cordial the discussion was.

- Commended all involved for working this out.

Chair Zhao said that she could make all the findings. She added that this is a fabulous design that she likes very much.

Motion: Upon motion of Commissioner Rodgers, seconded by Commissioner Hlava, the Planning Commission granted Design Review Approval (Application PDR09-0001) to construct a single-story single-family dwelling with basement on property located at 11970 Walbrook Drive, by the following roll call vote:

AYES: Bernald, Cappello, Hlava, Reis, Robertson, Rodgers and Zhao

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARING - ITEM NO. 2

APPLICATION FER09-0001 (510-26-001) Bryd, 19930 Sunset Drive: The applicant requests Design Review approval for a Fence Exception to the three-foot height requirement. The applicant is proposing a see-through, wrought iron fence five feet in height. The project will consist of removing an existing chain link fence. (Eric Lentz)

Mr. Eric Lentz, Planner, presented the staff report as follows:

- Advised that the applicant is seeking approval for a Fence Exception for a single-family home.
- Added that a five-foot high wrought iron fence is proposed within a five-foot setback.
- Informed that pursuant to Code, an Exception is required for fences above three-feet in height located in a front setback.
- Said that an existing chain link fence would be removed.
- Stated that the fence columns are no more than five-feet tall and constructed of stucco to match the existing residence.
- Said that no comments have been received from neighbors.
- Stated that the application meets all required findings.
- Recommended that this project be found to be Categorically Exempt under CEQA and approved.

Chair Zhao opened the public hearing for Agenda Item No. 2.

Mr. Mike Byrd, Applicant and Property Owner:

- Clarified that the color of the wrought iron fence would be dark brown instead of black to match other fencing on site.
- Pointed out that this wrought iron fence is an upgrade from the existing chain link.
- Said that there is no fencing proposed through the creek area, which serves as a wildlife corridor.

- Said he is available for any questions.

Commissioner Hlava suggested that instead of abruptly stopping the wrought iron fence at the corner, it should instead go around that corner. She asked Mr. Mike Byrd if he is willing to do so.

Mr. Mike Byrd said that was a great idea and he is happy to do it.

Chair Cappello asked if the stucco columns would match the house in texture and color.

Mr. Mike Byrd said there is just a slight difference between what has been described and what is proposed. He said that the columns would be slightly taller than five feet as there will be a stone cap on them.

Chair Zhao closed the public hearing for Agenda Item No. 2.

Commissioner Hlava suggested amending the plan sheet (L-15) to indicate the fence going around the corner to where the neighbor's fence starts. It will look better.

Planner Eric Lentz said that could be done.

Commissioner Hlava added that the resolution should be amended to reflect the dark brown color where it currently reads black.

City Attorney Jonathan Wittwer added that the resolution has two typos. Where it reads "chain like," the correction is "chain link." He added that the fourth "Whereas" clause should be corrected from ~~Design Review~~ to Fence Exception Approval.

Commissioner Cappello:

- Advised that he can make all findings.
- Said that since this is the first Fence Exception request under the new Fence Ordinance, he wanted to review the required findings.
 - Compatible with similar structures in the neighborhood - This proposed wrought iron fence is of high quality durable materials and craftsmanship like others in the neighborhood.
 - Does not impair the character of the neighborhood.
 - Is not injurious to the neighborhood.
 - Does not create a safety hazard. This finding is easy to make as there is an existing fence there.
 - Visibility reduced by topography.
 - Does not impede the movement of wildlife.
 - Is not increasing the area of enclosure.

Commissioner Robertson said he could make all findings.

Commissioner Bernald said she could too.

Motion: Upon motion of Commissioner Rodgers, seconded by Commissioner Cappello, the Planning Commission granted a Fence Exception (Application FER09-0001) to the three-foot height requirement with a proposed see-through, wrought iron fence five feet in height on property located at 19930 Sunset Drive, with the amendments to the resolution provided by the City Attorney and the extension of the fencing around the corner, by the following roll call vote:

AYES: Bernald, Cappello, Hlava, Reis, Robertson, Rodgers and Zhao
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARING - ITEM NO. 3

APPLICATION PDR09-0004 (517-13-029) Wang, 15888 Cuvilly Way: The applicant requests Design Review Approval to construct a new two-story single-family dwelling with a total floor area of approximately 4,830 square feet. The height of the proposed home is less than 26 feet. The applicant will remove 10 existing trees and replace them with new trees, equivalent in value. The lot is 1.172 acres and the site is zoned R-1-40,000. (Erik Lentz)

Mr. Eric Lentz, Associate Planner, presented the staff report as follows:

- Advised that the applicant is seeking Design Review approval to allow the construction of a new two-story single-family residence with two-car garage, pool and pavilion.
- Said that the FAR is 5,659 square feet and includes an 829 square foot basement. The maximum height is no higher than 22.5 feet as measured from the average grade.
- Described the lot as being a little over one acre. The zoning is R-1-40,000.
- Said that the architectural style is Spanish Eclectic. It incorporates light beige stucco façade with dark brown colored trims, copper gutters and accents, stone accents and Spanish clay tiles. He said that a color board is available this evening.
- Stated that this home has been designed to fit into the natural contours of the site. It utilizes an energy efficient design by being built into the ground, offering natural day lighting, radiant floor heating, solar panels and thick exterior walls with an R-30 rating.
- Reported that the neighbor responses have all been positive.
- Said that this proposal meets Design Review findings.
- Recommended approval.

Chair Zhao opened the public hearing for Agenda Item No. 3.

Mr. Chris Kumer, Project Architect:

- Said he is here on behalf of his clients, Raymond and Amy Wang.
- Thanked Planner Eric Lentz and City Arborist Kate Bear for their assistance with this project.
- Stated that he is excited to be here in Saratoga again. He recounted that he was here 20 years ago as part of the first Saratoga Youth Commission.

- Said that this project site is unique. It is defined by three streets. At the top of the lot, there exists lots of native trees that are very green and verdant. They will not be touched. A dominant feature of the property is that the grade changes 50 feet from the curb to the left hand side of the lot.
- Reported that there is just one neighboring home.
- Said that there was originally a two-story home on this property.
- Described some basic things they have done in locating this house on its lot. First, it is located far back from Cuvilly Way. It is 90 feet from the curb in order to minimize the impact on the street and neighborhood. They are digging the entire lower floor into the ground. It will be 10 feet below grade to show a minimum height as seen from the street.
- Said that the pool and patio area are on the flat part of the lot.
- Advised that there is a buffer between this house and the neighboring house.
- Said that there are mature trees on the property to screen the house and create some privacy. They are retaining the native trees and have planned an extensive array of native 36 and 48-inch box trees to be planted on site. The plan has been worked out with the neighbor and the City's Arborist has worked with them on a plan to preserve trees on site.
- Said that the home will utilize earth tone colors and natural materials that emphasize the horizontal. A low-sloped roof mimics the slope of the site. The home is well below the 26-foot height limit.
- Said that the architectural style is Spanish Eclectic with Early California influences.
- Listed the energy saving elements as including having the house sunk into the ground, which helps cool in summer. There are large openings to the south and east that will help heat the house passively in the winter. There are photovoltaic panels and thick walls that are fully insulated. There are radiant heated floors among the green strategies.
- Reported that they have tried to reach out to neighbors and have received positive feedback.
- Said that story poles were installed and renderings are provided.

Commissioner Hlava asked about the large overflow parking area. She asked if this area is counted in the impervious coverage and whether there would be landscaping between Bohlman Road and this parking area.

Mr. Chris Kumer replied yes.

Chair Zhao closed the public hearing for Agenda Item No. 3.

Commissioner Cappello:

- Said he could make the findings easily.
- Added that they did a nice job bringing this house down.
- Stated that setting it back from the road mitigates any views or privacy impacts.
- Said that this is a beautiful design.

Commissioner Bernald:

- Said that she can also make the findings.
- Thanked the applicant for the detailed storyboards.

- Stated that this home will be a great enhancement to a neighborhood that is already a great neighborhood.
- Commended the energy efficiency elements of the design.

Commissioner Rodgers:

- Advised that she can make the required findings.
- Stated that this is a challenging lot, as they have to remove old fill that was brought onto the lot.
- Said that this home fits well with the City's green agenda.

Commissioner Reis:

- Said that this home will fit nicely into this neighborhood. It has a unique design.
- Added that he looks forward to seeing it built.
- Stated that he can support this request.

Commissioner Hlava agreed and welcomed Mr. Chris Kumer back to Saratoga.

Commissioner Robertson:

- Said that he can also make the findings.
- Stated that the profile of this home could not be made any lower given the slope of the site.
- Added that this looks like a great design.

Chair Zhao agreed that this is a beautiful design and said that she could make the findings as well.

Motion: Upon motion of Commissioner Hlava, seconded by Commissioner Cappello, the Planning Commission granted Design Review Approval (Application PDR 09-0004) to construct a new two-story single-family dwelling with a total floor area of approximately 4,830 square feet on property located at 15888 Cuvilly Way, by the following roll call vote:

AYES: Bernald, Cappello, Hlava, Reis, Robertson, Rodgers and Zhao
NOES: None
ABSENT: None
ABSTAIN: None

Chair Zhao reiterated that at the beginning of this evening's meeting Item No 4 was continued to a date uncertain.

PUBLIC HEARING - ITEM NO. 5

APPLICATION PDR08-0042 (410-37-001) Shakeri, 15410 Quito Road: The applicant requests Design Review Approval to construct a new single-story single-family dwelling and

basement. The proposed floor area is approximately 5,432 square feet and the maximum height is 24 feet, 6 inches. The applicant will remove six existing trees and replace them with new trees, equivalent in value. The gross lot size is 46,333 square feet and the site is zoned R-1-40,000. (Cynthia McCormick)

Ms. Cynthia McCormick, Assistant Planner, presented the staff report as follows:

- Reported that the applicant is seeking Design Review approval to allow the construction of a new two-story single-family residence with 5,432 square feet and a basement.
- Described the property as being 46,333 square feet.
- Said that the maximum height would be 24 feet, 6 inches.
- Said that the architectural style is Tuscan. Architectural features include a courtyard and terrace. The home has a stucco finish, mission style tile roofing and wrought iron details. The design includes a walk out basement at the rear of the property, which gives the home a single-story appearance from the street.
- Advised that there are four gas fireplaces. No wood burning fireplace is proposed.
- Said that six trees would be removed. Three are in very poor health, two have structural issues and one would have impacts on other trees on the property. Thirty one new trees will be planted.
- Informed that the applicant will request a Fence Exception at the next meeting. The proposed fence is shown on the plans for reference only and is not being considered for approval at this time.
- Pointed out a condition of approval requiring compliance with Code Section 15-29, which regulates retaining wall heights. The applicant will reduce the height of all retaining walls to five feet or less. This will be done through landscaping and terracing.
- Added that one of the walls is actually part of the pool structure and is not considered to be a retaining wall. This is a vanishing edge or infinity edge pool design.
- Said that the resolution has been amended to include a permanent condition prohibiting the enclosure of the carport on three or more sides. The applicant has been provided with a copy of this revised resolution.
- Recommended that this project be found to be Categorically Exempt under CEQA and that the resolution for approval be adopted.

Commissioner Hlava pointed out that one side setback is listed as 128 feet and should be corrected to read 28 feet.

Planner Cynthia McCormick thanked Commissioner Hlava and said this would be corrected.

Commissioner Robertson said that it is not clear what the visibility of this house would be from the rear neighbor's property.

Planner Cynthia McCormick said that there are a number of trees between the two properties as well as a creek and a road.

Commissioner Cappello asked if the proposed and existing heights were the same.

Planner Cynthia McCormick said that the new home might be a bit shorter.

Commissioner Robertson said that the pool wall might be visible to the neighbor. He added that use of several terraces might minimize the impact.

Chair Zhao opened the public hearing for Agenda Item No. 5.

Mr. Omid Shakeri, Applicant:

- Assured that there is no visibility of this home by the neighbor.
- Reminded that there are mature trees.
- Reported that one can barely see lights at night so he is certain that these neighbors will not see anything at all of this property from theirs.

Commissioner Hlava asked if Mr. Omid Shakeri is satisfied with the permanent condition. He had expressed concern about if the rules were to change in the future.

Mr. Omid Shakeri said he is fine with this wording.

Chair Zhao closed the public hearing for Agenda Item No. 5.

Commissioner Rodgers said that she would like to hear more from Commissioner Robertson about his views on the pool wall.

Commissioner Robertson:

- Said that this pool wall is at a pretty imposing height.
- Added that with the combination of a tall house and the need to retain soil on site, it seemed pretty tall.
- Concluded that if no one is impacted, this is probably fine.

Commissioner Rodgers said that while there are restrictions on heights of retaining walls, this is a pool wall.

Commissioner Robertson said that it has the same characteristic as a retaining wall.

Director John Livingstone said that the applicant is planning to install a large fruit orchard at the bottom of the property. These trees would get to approximately 20 feet in height.

Commissioner Robertson said he would be more concerned if there were neighbors impacted there.

Commissioner Rodgers cautioned that due to the moisture of that area, she is not sure that fruit trees would do well there.

Commissioner Cappello:

- Reminded that the neighbors are so far away that he cannot imagine that this project will interfere with their views or privacy any more than they are by what is there now.
- Said that this home is compatible with homes in the neighborhood in terms of bulk. It is not excessive in terms of bulk.

- Stated that he could make all findings.

Commissioner Rodgers:

- Agreed with Commissioner Cappello.
- Pointed out that the standard is whether there is an “unreasonable” impact.
- Said with the 128-foot setback, there will not be a problem here.
- Advised that she can make the rest of the findings.
- Expressed appreciation for the elevation that is viewed from Quito Road.
- Added that there is no alternative but to have this home right on the road. As it was designed with a courtyard up front, there is an appearance of depth from the road.

Commissioner Bernald:

- Said that the good articulation in the back would mitigate any appearance of bulk and mass.
- Added that she could make all findings.
- Stated that the design is very welcoming as seen from Quito Road.
- Expressed appreciation that the applicant responded to the Commissioners’ comments made at the site visit.
- Wished the applicant good luck with the proposed fruit orchard.

Commissioner Robertson:

- Said that he could make the findings.
- Added that they did a nice job keeping the profile low in front on this challenging hillside site.

Commissioner Reis said that the concerns raised yesterday have been met and he can make all findings.

Commissioner Hlava said she could also make the findings.

Chair Zhao:

- Said she could make the findings as well.
- Added that this house is articulated well. It is low up front and has a nice design.

Motion: Upon motion of Commissioner Robertson, seconded by Commissioner Hlava, the Planning Commission granted Design Review Approval (Application PDR08-0042) to construct a new single-story single-family dwelling and basement with a proposed floor area of approximately 5,432 square feet and a maximum height is 24 feet, 6 inches on property located at 15410 Quito Road, by the following roll call vote:

AYES: Bernald, Cappello, Hlava, Reis, Robertson, Rodgers and Zhao
NOES: None
ABSENT: None
ABSTAIN: None

DIRECTOR'S ITEMS

There were no Director's Items.

COMMISSION ITEMS

Commissioner Hlava extended a warm hello to Ms. Jean Moyles, whose son was a mayor of Saratoga some years' back and who watches all of the Planning Commission meetings.

COMMUNICATIONS

There were no Communications Items.

ADJOURNMENT TO NEXT MEETING

Upon motion of Commissioner Bernald, seconded by Commissioner Cappello, Chair Zhao adjourned the meeting at approximately 8:23 p.m.

MINUTES PREPARED AND SUBMITTED BY:
Corinne A. Shinn, Minutes Clerk