



**ACTION MINUTES  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, June 26, 2013**

**REGULAR MEETING – 7:00 P.M. – CIVIC THEATER/COUNCIL CHAMBERS AT 13777  
FRUITVALE AVENUE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Almalech, Bernald, Hlava, Smullen, Walia and Zhao

**ABSENT**

Grover

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of June 12, 2013 (Approved with changes, 6:0)

**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.*

**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 SUB13-0002 - 18771 Allendale Avenue (389-27-041) Eiko Shimizu/HMH, Incorporated - The applicant requests Tentative Parcel Map approval to subdivide an existing 41,382 square foot lot. Parcel 1 would be 19,896 square feet and Parcel 2 would be 16,146 square feet. The site is located within the R-1-12,500 zoning district. Staff Contact: James Lindsay (408)868-1231

**Action:**

Adopted Resolution No. 13-022 approving the project subject to conditions of approval. (6:0)

2. Application SUB10-0001 & ENV10-0001 – Mt. Eden Road (503-13-127, 128) Irany / Karr - The applicant currently owns a 13.8 acre parcel. They have submitted an application to subdivide the parcel into two parcels. Parcel 1 would be 3.85 acres and Parcel 2 would be 9.92 acres. An Initial Study/ Negative Declaration was required because both proposed lots have average slopes greater than 20%. The intent to adopt the Mitigated Negative Declaration (MND) was duly noticed and circulated for a 20-day public review period from May 1, 2013 – May 21, 2013. All Interested Parties desiring to comment on the ND

were given the opportunity to submit written and oral comments on the adequacy of the ND up to the May 21, 2013 date. Staff Contact: Michael Fossati (408) 868-1212

**Action:**

Continued to July 24, 2013 meeting. (6:0)

3. Application PDR12-0004 & ENV12-0001 – 20440 Arbeleche Lane (397-27-029) Asgari / Lokzadeh - The applicant has requested to demolish the existing single-family residence and cottage, totaling 1,500 sq. ft. in order to construct four, two-story apartment units and associated parking. The size of the units will range between 1186 sq. ft. to 1,430 sq. ft. An Initial Study / Negative Declaration was required because both project is near riparian habitat. The intent to adopt the Mitigated Negative Declaration (MND) was duly noticed and circulated for a 20-day public review period from June 4, 2013 – June 24, 2013. Staff Contact: Michael Fossati (408)868-1212.

**Action:**

Adopted Resolution No. 13-026 adopting the Mitigated Negative Declaration and approving the project with the following change: (6:0)

- Remove condition #11

## **NEW BUSINESS**

### **DIRECTOR/COMMISSION COMMUNICATION**

Commission directed staff to include the Commission on electronic distribution of the environmental documents at beginning of the public review.

### **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](http://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](mailto: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 20, 2013 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us).*

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**NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at [www.saratoga.ca.us](http://www.saratoga.ca.us)**