



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, March 26, 2014**

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

ROLL CALL

PRESENT Commissioners Leonard Almalech, Mary-Lynne Bernald, Pragati Grover, Dede Smullen, Tina Walia, Yan Zhao, Chair Joyce Hlava
ABSENT None
ALSO PRESENT James Lindsay, Community Development Director
Cynthia McCormick, Planner

COMMUNICATIONS FROM COMMISSION & PUBLIC

Vice-Chair Bernald recognized Joyce Hlava and Yan Zhao for their years of service on the Commission and their many accomplishments over the past eight years.

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of March 26, 2014 as amended.

Action:

BERNALD/ALMALECH MOVED TO APPROVE THE MARCH 26, 2014 MINUTES. MOTION PASSED. AYES: ALMALECH, BERNALD, GROVER, HLAVA, SMULLEN, WALIA, ZHAO. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

PUBLIC HEARINGS

1. Application PSP14-0001; 14417 Big Basin Way(503-24-028) Clark - Application by Adam Clark to install two new signs on an existing building located at 14417 Big Basin Way. The signs will include an approximately 17 square feet illuminated wall sign located above the front entrance that will be made of individual channel letters and will spell the words “Everything but the Wedding Dress. A two square foot non-illuminated projecting sign will be located to the right of the front entrance and will include the same text as the wall sign. Zone District: CH-1. Staff Contact: Michael Fossati (408)868-1212

Action:

ALMALECH/GROVER MOVED TO ADOPT RESOLUTION NO. 14-009 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, GROVER, HLAVA, SMULLEN, WALIA, ZHAO. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2. Application MOD14-0002; 13170 Pierce Road (503-16-034); Ranganath - The applicant is requesting the modification of Resolution 12-023, removing two permanent conditions regarding concerns with privacy of adjacent neighboring properties. Modification of Design Review approval is required pursuant to Saratoga Municipal Code Section 15-80.120(b).

Action:

BERNALD/GROVER MOVED TO ADOPT RESOLUTION NO. 14-008 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, GROVER, HLAVA, SMULLEN, WALIA, ZHAO. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

3. Application PDR13-0029 / FER 14-0002 / ELN14-0002; 12428 De Sanka Avenue (386-54-046); Ram Moorthy - The applicant is requesting Design Review approval to add 530 square feet to an existing non-conforming single-story 2,766 square foot home. The addition includes a new 482 square foot second story and an additional 48 square feet on the first story. The two-story home would be 3,296 square feet in area and 20 feet, six inches in height. The applicant is also asking an exception to retain an existing non-conforming fence and existing nonconforming building setbacks. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

ZHAO/GROVER MOVED TO ADOPT RESOLUTION NO. 14-010 APPROVING THE PROJECT WITH THE FOLLOWING CHANGES:

- 1) Add “balcony” to Condition of Approval #7 so it reads: “**Second Story Balcony.** There shall be no second story balcony facing Cherry Lane.”
- 2) Corrected the staff report by replacing 7” with 9” with regard to the nonconforming setbacks.

MOTION PASSED. AYES: ALMALECH, BERNALD, GROVER, HLAVA, SMULLEN, WALIA, ZHAO. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

4. Application PDR13-0020; 19385 Monte Vista Avenue (397-10-021); Speno / Anderson Architects - The applicant is requesting Design Review approval to replace a 4,200 square foot home with a new 6,017 square feet single-story single-family dwelling with a height of 22 feet. The applicant would retain the existing pool and pool shed. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

ZHAO/HLAVA MOVED TO ADOPT RESOLUTION NO. 14-006 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, GROVER, HLAVA, SMULLEN, WALIA, ZHAO. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

DIRECTOR/COMMISSION COMMUNICATION

Director Lindsay informed the Commission the Saratoga Vista appeal will be heard by the City Council on April 2, 2014.

Staff thanked Commissioners Hlava and Zhao for their hard work, dedication and service to the Planning Commission.

ADJOURNMENT