



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 13, 2014**

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

ROLL CALL

PRESENT Commissioners Leonard Almalech, Wendy Chang, Kookie Fitzsimmons, Pragati Grover, Dede Smullen, Tina Walia, Chair Mary-Lynne Bernald

ABSENT None

ALSO PRESENT Christopher Riordan, Senior Planner
Michael Fossati, Planner
Cynthia McCormick, Planner

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of July 23, 2014.

Action:

GROVER/ALMALECH MOVED TO APPROVE THE JULY 23, 2014 MINUTES. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

PUBLIC HEARINGS

1. Application PDR14-0020; 14471 Big Basin Way (503-24-067); Roger Roach on behalf of Verizon Wireless. The applicant is proposing to remove and replace three existing wireless antennas with three new dual band LTW/AWS antennas (one per sector), install three RRUs (one per sector), and install hybrid cables. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

GROVER/FITZSIMMONS MOVED TO ADOPT RESOLUTION NO. 14-032 SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2. Application ADR14-0021 & CUP14-0002; 20201 La Paloma Avenue (397-24-049); Caldwell / Paim - The applicant requests Conditional Use Permit (CUP) and Administrative Design Review (ADR) approval to remove an existing detached two-story accessory structure in order to construct a new detached 1,072 sq. ft. one-story accessory structure within the required rear setback. The maximum height of the new accessory structure will be no higher than 10 ft. No protected trees are required for removal. Staff Contact: Michael Fossati (408) 868-1212.

Action:

CHANG/FITZSIMMONS MOVED TO ADOPT RESOLUTION NO. 14-035 WITH CHANGES TO THE CONDITIONS OF APPROVAL:

Removed the words "has a" on page 1, section 4, line 2 of the resolution

MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

3. Application ZOA 14-0001; 20400 Saratoga-Los Gatos Road / 517-10-015, 517-10-009, 517-10-034; Our Lady of Fatima Villa. The applicant is requesting approval of a Zoning Amendment to add a Planned-Combined District (P-C) zoning overlay to three adjoining parcels with an underlying residential zoning designation of R1-10,000. The parcels have been occupied by institutional uses since at least 1951 before the city was incorporated. The current assisted living facility and associated uses received conditional use permit approval in 2000. The applicant is proposing to add 11 new parking spaces by increasing the impervious parking area by approximately 2,312 square feet. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

ALMALECH/GROVER MOVED TO ADOPT RESOLUTION NO. 14-031 RECOMMENDING THE CITY COUNCIL APPROVE THE ZONING AMENDMENT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

4. Application PDR14-0012; 18844 Dundee Avenue / 389-17-049; Deepak Sharma and Ana Stefan / Michelle Minor Design. The applicant is proposing a new 2-story home and basement. The proposed height is approximately 26 feet. The total floor area including the existing garage is 3,197 square feet. The project replaces an existing 1,125 square foot home, while retaining the 434 square foot attached garage. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

GROVER/CHANG MOVED TO CONTINUE THIS ITEM TO SEPTEMBER 24, 2014 MEETING. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

5. Applications PDR14-0009 & ARB13-0077; 14584 Horseshoe Drive (Parcel B) (397-20-104); Ravi Ramachandran (Applicant) - The applicant is proposing a new 2-story single-family home on a vacant lot. The proposed height is approximately 26 feet. The total floor area including garage is 4,517 square feet. The project includes the proposed removal of 11 protected trees. Staff Contact: Christopher Riordan (408) 868-1235.

Action:

SMULLEN/WALIA MOVED TO ADOPT RESOLUTION NO. 14-033 WITH CHANGES TO THE CONDITIONS OF APPROVAL:

Additional Conditions:

8. To verify the condition of the Horseshoe Court road surface prior to commencement of construction, the applicant shall photograph the entire length of Horseshoe Court from its intersection with Horseshoe Drive and along the entire frontage of the subject property. The applicant shall submit a copy of the photographs to the Community Development Department prior to issuance of a building permit. The Community Development Department shall refer to the photographs to determine the extent of any construction damage to Horseshoe Court as a result of construction activity and shall require the applicant to make any repairs prior to building permit final.

9. During construction staging activities all construction vehicles shall be parked on-site or on Horseshoe Drive.

10. The driveway entrance from Horseshoe Court shall be relocated to the northwest side of the drainage culvert.

11. The applicant shall review the project with the San Jose Water Company prior to and during construction to reduce the likelihood that construction activities will adversely affect water pressure to neighboring homes.

MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

6. Application VAR14-0003 and MOD14-0003; 18590 Avon Lane (410-40-016) John Livingstone (Applicant) on behalf of Yeoun Jin Kim (Owner) – The applicant requests Variance approval from the regulations contained in the City Code regarding Secondary Dwelling Units to reduce the minimum net lot size required for a secondary dwelling unit in the R-1-40,000 zoning district. The applicant is also requesting Design Review Approval for modifications to previously approved plans. The net lot size is approximately 36,465 square feet and the site is zoned R-1-40,000. Staff Contact: Christopher Riordan (408) 868-1235.

Action:

ALMALECH/CHANG MOVED TO ADOPT RESOLUTION NO. 14-034 SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

PLANNING STAFF/COMMISSION COMMUNICATION

ADJOURNMENT