



DRAFT

**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, November 12, 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
Curtis Williams, Interim CDD
Cynthia McCormick, Planner

COMMUNICATIONS FROM COMMISSION & PUBLIC

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of October 22, 2014.

Action:

WALIA/CHANG MOVED TO APPROVE THE REVISED OCTOBER 22, 2014 MINUTES. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

NEW BUSINESS

1. Application ELN14-0005; 18594 Ravenwood Drive (397-43-040); Brett & Katherine Dawson (Owner)/Steve Howard Construction (Applicant) - The applicant requests Planning Commission approval to remodel an existing 2,072 square foot, one story, single-family home which encroaches into both the left and right side setback areas. The project would include a 765 square foot addition which would conform to all setbacks. Staff Contact: Christopher Riordan (408) 868-1235.

Action:

FITZSIMMONS/ALMALECH MOVED TO ADOPT RESOLUTION 14-015 APPROVING THE PROJECT SUBJECT TO THE CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, WALIA. NOES: SMULLEN. ABSENT: NONE. ABSTAIN: NONE.

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. Applications PDR14-0013, ARB14-0030; 19421 San Marcos Road ; APN 397-13-017; Wenting Li & Yan Jiang (Applicant) - The project applicant is requesting Design Review approval to construct a new 5,909 square foot two story single-family home with a 1,172 square foot basement. The project would also

include the construction of an 817 square foot one story detached secondary dwelling unit. The net site area is 48,007 square feet and the property is zoned R-1-40,000. Staff Contact: Chris Riordan (408) 868-1235

Action:

CHANG/WALIA MOVED TO ADOPT RESOLUTION 14-051 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2. Application PDR14-0021; 15220 El Camino Grande / 397-08-038; Calderon - The applicant is proposing an 873 square foot addition to an existing home. The remodeled home and accessory structures will have a total floor area of 4,924 square feet. The addition includes a new entry feature that will be 26 feet in height. No protected trees are requested for removal. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

GROVER/FITZSIOMMONS MOVED TO ADOPT RESOLUTION 14-050 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN. NOES: WALIA. ABSENT: NONE. ABSTAIN: NONE.

3. Application CUP09-0014; 12230 Saratoga-Sunnyvale Rd / 386-30-039; Time-Space Investment Development LLC; Pursuant to City Code Section 15-55.100, the Planning Commission may modify or delete any conditions of a conditional use permit or impose any new conditions in order to preserve the public health, safety or welfare, or to prevent the creation or continuance of a public nuisance, or where such action is necessary to preserve or restore any of the findings set forth in City Code Section 15-55.070. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

BERNALD/GROVER MOVED TO CONTINUE THE ITEM TO DECEMBER 10, 2014 MEETING. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

4. Application CUP14-0007; 20400 Saratoga-Los Gatos Road; Our Lady of Fatima Villa - Pursuant to City Code Section 15-55.100, the Planning Commission may modify or delete any conditions of a conditional use permit or impose any new conditions in order to preserve the public health, safety or welfare, or to prevent the creation or continuance of a public nuisance, or where such action is necessary to preserve or restore any of the findings set forth in City Code Section 15-55.070. Staff Contact: Cynthia McCormick (408) 868-1230.

Action:

GROVER/FITZSIMMONS MOVED TO ADOPT RESOLUTION 14-049 WITH CHANGES TO THE CONDITIONS:

COA #13a: Replaced this condition with the following condition: *Signs shall be posted restricting parking along the fence and perimeter of the upper parking lot to residents, guest, physicians, and clergy only.*

COA #13ciii: Replaced this condition with the following condition: *A parking construction period management plan, signed by the applicant and the owner of the facility providing off-street parking, shall be submitted for review and approval by the Community Development Director.*

COA #17b: Removed the following words from this condition: The through-wall exhaust fan shall be located on the northwest wall of the building and the dryer exhaust path shall terminate at the north end of the building to minimize noise and privacy impacts on adjoining properties.

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

5. Application GPA14-0006, ZOA14-0004, (City Wide)- 2015-2023 General Plan Housing Element Implementation Ordinance including Conforming Amendments to the Land Use Element. Staff Contact. Christopher Riordan (408) 868-1235

Action:

SMULLEN/WALIA RECOMMENDED CITY COUNCIL APPROVE THE GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION ORDINANCE AND CONFORMING AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

DIRECTOR/COMMISSION COMMUNICATION

ADJOURNMENT

WALIA/CHANG MOVED TO ADJOURN AT 10:39 PM. MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE