



**ACTION MINUTES  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, December 10, 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, Dede Smullen, Tina Walia, Acting Chair Pragati Grover

**ABSENT** None

**ALSO PRESENT** Cynthia McCormick, Planner  
Christopher Riordan, Senior Planner  
Curtis Williams, Acting Community Development Director

**COMMUNICATIONS FROM COMMISSION & PUBLIC**

None

**APPROVAL OF MINUTES**

Approve Action Minutes from the Regular Planning Commission Meeting of November 12, 2014.

**Action:**

**WALIA/ALMALECH MOVED TO APPROVE THE NOVEMBER 12, 2014 MINUTES.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

**NEW BUSINESS**

1. Application ELN14-0007; 12481 Brookglen Drive / 386-07-061; Dalbec / Sahara - The applicant requests Planning Commission approval to remodel and add floor area to an existing 2,752 square foot, one story, single-family home which encroaches into the rear setback area by approximately nine and one-half inches. The project would include a 527 square foot one story addition which would conform to all setbacks. The proposed work will result in expenditure of approximately 32% of the estimated construction cost of the existing structure, which requires approval by the Planning Commission. Staff Contact: Cynthia McCormick (408) 868-1230.

**Action:**

**FITZSIMMONS/SMULLEN MOVED TO ADOPT RESOLUTION NO. 14-055 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. 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. Application SUB14-0003; 18781 Allendale Avenue (389-27-042); Raymond Babaoghli- The applicant is requesting Tentative Parcel Map approval to subdivide an approximately 1.01-acre (44,162 square feet) parcel located at 18781 Allendale Avenue into two lots. The proposed parcel size for Lot 1 is approximately 0.39 acre (17,237 square feet) and Lot 2 would be approximately 0.62 acre (26,925 square feet). The subject site is zoned R-1-12,500. Staff Contact: Christopher Riordan and Susie Pineda (408) 868-1235.

**Action:**

**ALMALECH/FITZSIMMONS MOVED TO ADOPT RESOLUTION NO. 14-056 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE

2. Application ADR14-0007 / VAR14-0002; 14100 Alta Vista Avenue / 397-28-070; Ezekiel / Blu Homes; The applicant is proposing a new 17 foot-9 inch tall single-story 2,194 square foot home above an 845 square foot basement tandem garage and 1,196 square foot basement storage area. The project also includes a variance for a 14.5 foot front yard setback. Five protected trees will be impacted by the project. The City Arborist has approved the removal of three trees; however, the applicant proposes to keep all five trees and protect them during construction. Staff Contact: Cynthia McCormick (408) 868-1230.

**Action:**

**ALMALECH/WALIA MOVED TO ADOPT RESOLUTION NO. 14-054 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL** MOTION PASSED. AYES: ALMALECH, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE. RECUSED: CHANG

3. Application CUP 14-0008; 12230 Saratoga-Sunnyvale Rd / 386-30-039; Time-Space Investment Development LLC - The Planning Commission has requested modifications to the applicant's conditional use permit, pursuant to City Code Section 15-55.100. The Commission may modify conditions or impose 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:**

**ALMALECH/WALIA MOVED TO CONTINUE THIS ITEM TO THE MARCH 11, 2015 MEETING.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE

## **ADJOURNMENT**

**ALMALECH/WALIA MOVED TO ADJOURN AT 10:58 PM.** MOTION PASSED. AYES: ALMALECH, BERNALD, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE