



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, February 11, 2015**

**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 Michael Fossati, Planner
Christopher Riordan, Senior Planner
Erwin Ordoñez, Community Development Director
Curtis Williams, Interim Community Development Director

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of January 14, 2015.

Action:

WALIA/ALMALECH MOVED TO APPROVE THE JANUARY 14, 2015 MINUTES. MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: SMULLEN.

PUBLIC HEARINGS

1. Application PDR14-0023; 0 Via Alto Ct (389-27-045); Sakai / Shimizu - The applicant is proposing a single-story 3,638 square foot residence that would include a two-car garage and second dwelling unit. The project would be no taller than 19.5 feet. There are no protected trees are being proposed for removal. The net site is 16,146 sq. ft. and the property is zoned for R-1-12,500. Staff Contact: Michael Fossati (408) 868-1212.

Action:

FITZSIMMONS/WALIA MOVED TO ADOPT RESOLUTION 15-002 WITH CHANGES TO THE CONDITIONS:

- Add “second dwelling unit” within the project description and expiration date to the resolution.

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

2. Application PDR14-0022 - FER14-0003; 0 Pierce Road (503-18-002); Hong / Tang - The applicant is proposing a new 24.3 foot tall single-story 4,711 square foot home that would include a two-car garage and second dwelling unit. The project also includes a fence exception to allow a seven foot wood fence acting as a soundwall in the front along Saratoga-Sunnyvale Road and portion of exterior side setback along Pierce Road. Planning Commission design review is required because the project consists of a new single-

story residence over 18 feet in height and a fence taller than three feet within the required exterior side setback. Nine protected trees are being proposed for removal. Staff Contact: Michael Fossati, (408)868-1212.

Action:

ALMALECH/WALIA MOVED TO CONTINUE THIS ITEM TO A DATE UNCERTAIN.

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

3. Application PDR14-0016 / CUP14-0004 / SUB14-0002; 12260 Saratoga-Sunnyvale Road / 386-30-035; West Valley Muslim Association; The applicant is requesting Design Review, Conditional Use Permit, and Subdivision approval for the construction of one 2,297 square feet commercial / retail building that is 20 feet in height and twelve residential townhomes, each approximately 2,400 square feet in size and 27 feet in height, totaling approximately 34,000 square feet. The project is in conformance with City standards for height, setbacks, floor area, and site coverage. The site is 1.20 acres in size and is zoned CV. Staff Contact: Christopher Riordan (408)868-1235.

Action:

ALMALECH/WALIA MOVED TO ADOPT RESOLUTION 15-004 WITH CHANGES TO THE CONDITIONS:

- All utilities including transformers, standpipes, and backflow preventers shall be screened from off-site views prior to building permit final.
- A minimum of two trees shall be planted in the driveway landscape islands located adjacent to the residential garages.
- Trees shall be planted along the southern property line behind the residential I units to reduce privacy impacts to the commercial building located at 12280 Saratoga-Sunnyvale Road. Applicant to work with neighbors and Arborist on species and size of trees.
- Fire lane markings shall be required for the driveway area per City of Saratoga and Santa Clara County Fire Department specifications.
- All exterior windows of the retail building shall have a consistent style.
- Condition #10 as listed in the resolution is not applicable to the project and is to be removed.
- The six mature pine trees located adjacent to the rear property line are recommended for removal.

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

ADJOURNMENT

WALIA/ALMALECH MOVED TO ADJOURN AT 10:30 PM. MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, GROVER, SMULLEN, WALIA. NOES: NONE. ABSENT: ABSTAIN: NONE.