ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, April 22, 2015

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

ROLL CALL

PRESENT	Commissioners Sunil Ahuja, Wendy Chang, Kookie Fitzsimmons, Joyce Hlava, Dede Smullen (7:05 pm), Tina Walia, Chair Leonard Almalech
ABSENT	None
ALSO PRESENT	Erwin Ordoñez, Community Development Director Christopher Riordan, Senior Planner Michael Fossati, Planner

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of April 8, 2015

Action:

WALIA/HLAVA MOVED TO APPROVE THE APRIL 8, 2015 MINUTES. MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: SMULLEN.

COMMUNICATIONS FROM COMMISSION & PUBLIC

Chair Almalech encouraged the Commission to attend the APA conference in Oakland.

NEW BUSINESS

1. Application ELN15-0003, 11991 Brookridge Dr., (378-24-034), Jeanne Calhoun - The applicant is proposing a remodel and additions to a legal non-conforming one story single-family residence located at 11991 Brookridge Dr. The structure is classified as nonconforming because it encroaches into the front setback area by 7 inches, the left side setback area by 2 inches, and the right side setback area by 0.5 inches.

   Action:

   FITZSIMMONS/AHUJA MOVED TO ADOPT RESOLUTION NO. 15-010 APPROVING THE MAJOR ALTERATION SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

PUBLIC HEARINGS

1. Application MOD15-0002; 19227 San Marcos Rd. (503-29-037); Kislyi / DeMattei – The applicant has requested to construct a 399 sq. ft. open cabana and 399 sq. ft. pool house (second dwelling unit) on an existing site that currently has a 5,719 sq. ft. main residence. The proposed new total of floor area on the site would be 6,119 sq. ft. The height of the cabana and pool house will not exceed 12 feet in height. Per City Code Section 15-45.060 (6), any project that increases the cumulative floor area of all structures on site to more than six thousand sq. ft. requires Planning Commission review. Two trees protected by City

Code are proposed for removal. Both trees have been permitted to be removed by the City Arborist. The site is approximately 52,000 sq. ft. and the property is zoned R-1-40,000. Staff contact: Michael Fossati (408) 868-1212.

Action:

HLAVA/FITZSIMMONS MOVED TO ADOPT RESOLUTION NO 15-009 WITH CHANGES TO THE CONDITIONS:

Include:

15. Privacy Screening. Prior to obtaining a building permit, the applicant shall be required to provide a mutually acceptable screening plan between the owners or representatives of 19227 and 19281 San Marcos Road. The screening shall be limited between the northern most portion of the existing wood fence along the western property line and the most northern property line of the subject property.

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

2. Application APTR15-0001 – 20070 Edinburgh Drive (393-31-010); Li – A Saratoga resident is appealing the removal of one blue atlas cedar tree growing in the front yard (tree removal permit application TRP15-0065). The owner of the tree applied to remove one blue atlas cedar tree in good health because it lifted the walkway around the house and the driveway. Inspection found multiple roots under the walkway once it was removed and a root where the driveway as raised. The tree grows close to the walkway and corner of the house. The permit application was found by the City Arborist to meet the criteria permitting removal and replacement. Staff contact: Kate Bear (408) 868-1276.

   Action:

   Appellant requested to withdraw the application, no action taken.

3. Application CUP14-0009/PDR15-0003 - 12600 Saratoga Avenue/386-14-003; Abe Kaabipour & Black & Veatch; The applicant is requesting a modification of the existing Conditional Use Permit and approval of a Design Review application to install a hydrogen fuel cell and dispenser at the service station. The additional dispenser and related equipment will be located behind the existing sales office building in a screened enclosure and adjacent to the northwest property line. The site is 22,500 square feet and is zoned R-M-5,000. Staff Contact: Christopher Riordan (408) 868-1235.

   Action:

   HLAVA/WALIA MOVED TO CONTINUE THIS ITEM TO JUNE 24, 2015 MEETING TO ADDRESS THE FOLLOWING ITEMS:

   - **Circulation plan**
   - **Landscape plan**
   - **Aesthetics**

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

DIRECTOR/COMMISSION COMMUNICATION

Commissioner Fitzsimmons invited the Commission to attend the Rotary Art Show on May 2 and 3.

Director Ordonez updated the Commission on the Council's direction regarding nonconforming structure regulations from the April 15, 2015 City Council meeting

ADJOURNMENT

WALIA/FITZSIMMONS MOVED TO ADJOURN AT 10:25 PM. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.