



**ACTION MINUTES  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, June 10, 2015**

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

**ROLL CALL**

PRESENT Commissioners Sunil Ahuja, Leonard Almalech, Wendy Chang, Kookie  
Fitzsimmons, Joyce Hlava, Dede Smullen, Tina Walia, Chair Leonard Almalech  
ABSENT None  
ALSO PRESENT Erwin Ordoñez, Community Development Director  
Michael Fossati, Planner

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of May 27, 2015

**Action**

**WALIA/FITZSIMMONS MOVED TO CONTINUE THIS ITEM TO THE JUNE 24, 2015 MEETING.**  
MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA.  
NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

**COMMUNICATIONS FROM COMMISSION & PUBLIC**

**Oral Communications on Non-Agendized Items**

*Any member of the Public will be allowed to address the Planning Commission for up to three (3) minutes on matters not on this agenda. The law generally prohibits the Planning Commission from discussing or taking action on such items. However, the Planning Commission may instruct staff accordingly regarding Oral Communications under Planning Commission direction to Staff.*

**REPORT OF APPEAL RIGHTS**

If you wish to appeal any decision on this Agenda, you may file an “Appeal Application” with the City Clerk within fifteen (15) calendar days of the date of the decision.

**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 PDR14-0028/; 20455 Herriman Avenue / 386-26-070; Verizon Wireless - The applicant is requesting Design Review approval to install a new cellular telecommunications facility on an existing building at Saratoga Presbyterian Church located at 20455 Herriman Avenue. The panel antennas will be located within a new ten foot tall cupola to be constructed on the roof of the 31.6 feet tall classroom building. The ground mounted electrical equipment will be located at the northwest corner of the church building in a fenced courtyard and will not be visible from offsite. Staff Contact: Chris Riordan (408)868-1235

**Action:**

**HLAVA/SMULLEN MOVED TO ADOPT RESOLUTION NO. 15-017 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.** MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2. Application PDR14-0027/ARB14-0056; 14800 Montalvo Road (517-20-005); David Britt on behalf of Stuart Wells - The applicant is requesting approval for a new 25 foot tall, 4,970 square foot two-story home with a basement. Planning Commission design review is required because the project consists of a new two-story residence. Seven protected trees are being proposed for removal. Staff Contact: Justin Shiu, (408)868-1230.

**Action:**

**WALIA/HLAVA MOVED TO ADOPT RESOLUTION NO. 15-027 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.** MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

3. Application MOD15-0003 – 20440 Arbeleche Lane (397-27-029) Asgari / Lokzadeh – A four unit multi-family apartment/townhome development was approved on June 26, 2013 at 20440 Arbeleche Lane. The applicant has requested a one year (12 month) extension on the previously approved project. Staff Contact: Michael Fossati (408) 868-1212.

**Action:**

**SMULLEN/CHANG MOVED TO ADOPT RESOLUTION NO. 15-026 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.** MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

4. Application PDR13-0013, ZOA13-0013, ENV13-0005; 19550 Prospect Road / 386-35-069; Church of the Ascension Parish - The applicant has applied for a Negative Declaration and a Zoning Amendment to add a Planned-Combined Zoning District (P-C) to a 7.5 acre parcel and an application for design review to construct a 4,344 square feet single-story priest residence (rectory) at the Church of the Ascension Parish campus located at 19550 Prospect Road. The rectory would have the architectural style of a one story single-family residence and would be located in an existing lawn area at the corner of Miller Avenue and Ascension Way. Staff Contact: Chris Riordan(408)868-1235

**Action:**

**HLAVA/SMULLEN MOVED TO ADOPT RESOLUTION NO. 15-021 WITH CHANGES TO THE CONDITIONS AND RECOMMENDED CITY COUNCIL APPROVAL.**

- Modify the square footage of the rectory as listed in the resolution and staff report from 4,344 square feet to 3,775 feet and the overall site coverage is to be reduced to reflect the change.

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

**ADJOURNMENT**

**WALIA MOVED TO ADJOURN AT 10:00 PM.** AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.