



**ACTION MINUTES  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, July 8, 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, Tina Walia,  
Chair Leonard Almalech

**ABSENT** Commissioners Joyce Hlava and Dede Smullen

**ALSO PRESENT** Erwin Ordoñez, Community Development Director  
Michael Fossati, Planner  
Liz Ruess, Planner

**COMMUNICATIONS FROM COMMISSION & PUBLIC**

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of June 24, 2015

**WALIA/FITZSIMMONS MOVED TO MOVED TO APPROVE THE JUNE 24, 2015 MINUTES. MOTION PASSED. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, WALIA. NOES: NONE. ABSENT: HLAVA, SMULLEN. 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.

**NEW BUSINESS**

1. APPLICATION ELN15-0008; 18546 Ravenwood Dr (397-43-044) Shahani - The applicant is proposing a remodel and addition to a legal non-conforming two-story single-family residence. The project will result in the increase of 876 square feet. The addition consists of a new family room, kitchen and master bedroom on the first floor. The remodel will convert the first floor study, master bedroom, and kitchen into two offices and a bathroom. The facades of the new areas have been designed to match the style, material and colors of the existing structure. The project also includes the remodel of the porch columns at the front entry. Staff Contact: Justin Shiu (408)868-1230.

**Action:**

**FITZSIMMONS/CHANG MOVED TO ADOPT RESOLUTION NO. 15-032. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA, 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 FER15-0001; 19521 Farwell Ave (397-17-012); Mischou - The applicant is requesting a Fence Exception to install a 5' tall wrought iron fence and pedestrian gate with 5'-6" veneer stone pilasters within the side setback along Farwell Avenue. The wrought iron fence and pilasters would continue at the corner of Farwell & Fruitvale Ave, connecting to the existing wood fence, within the front setback. Along Farwell Avenue, there would be a five foot wide decorative iron pedestrian gate and a 15 foot wide decorative iron vehicle gate within the exterior side setback. No native or protected trees would need to be removed in order to construct the gate or fence. Staff Contact: Liz Ruess (408) 868-1222.

**Action:**

**ALMALECH/AHUJA MOVED TO CONTINUE THIS ITEM TO THE AUGUST 12, 2015**

**MEETING.** AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, WALIA. NOES: NONE.

ABSENT: HLAVA, SMULLEN. ABSTAIN: NONE.

2. APPLICATION PDR15-0016; 20700 Verde Vista Ln. (503-58-003); Jiang – The applicant is proposing to demolish an existing house and construct a new 23 foot, 6 inch tall single-story 4,268 square foot home that would include a two-car garage and deed-restricted second dwelling unit. Planning Commission design review is required because the project consists of a new single-story residence over 18 feet in height. No protected trees are proposed for removal. Staff Contact: Michael Fossati (408)868-1212

**Action:**

**ALMALECH/AHUJA MOVED TO CONTINUE THIS ITEM TO THE AUGUST 12, 2015**

**MEETING** AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, WALIA. NOES: NONE.

ABSENT: HLAVA, SMULLEN. ABSTAIN: NONE.

3. APPLICATION PDR14-0022 and FER14-0003; 0 Pierce Road (503-18-002); Hong / Tang - The applicant is proposing a new 20 foot, 6 inch tall single-story 4,512 square foot home that would include a two-car garage and deed-restricted second dwelling unit. The project also includes a fence exception to allow a seven foot 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 wall 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/CHANG MOVED TO ADOPT RESOLUTION NO. 15-001 WITH AN ADDITION TO THE CONDITIONS WITHIN THE RESOLUTION TO INCLUDE THE FOLLOWING:**

- **PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL PROVIDE A CONSTRUCTION MANAGEMENT AND TRAFFIC PLAN THAT IS REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT.**
- **A BLOCK SOUNDWALL MAY BE CONSTRUCTION ALONG SARATOGA-SUNNYVALE AROD, BUT NOT ALONG PIERCE ROAD. THE WALL MAY BE NO TALLER THAN EIGHT FEET IN HEIGHT AND REQUIRES A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY OF SARATOGA.**

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

## **DIRECTOR ITEMS**

Director Ordoñez gave the Commissioners copies of the City Council resolutions of the following: definition action minutes and length of Commission meeting.

Director Ordoñez updated the Commission on the July 1, 2015 City Council meeting:

Annual Code Update – Adopted

Geo Hazard Zone – 1<sup>st</sup> reading approved

Tree Ordinance – 1<sup>st</sup> reading approved; no action taken on suspension of replacement trees

Church of Ascension – BMR requirement removed; Council approved the flexibility to have retreats, fundraisers and activities in the church.

## **ADJOURNMENT**

**ALMALECH MOVED TO ADJOURN AT 10:05 PM.** AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, WALIA. NOES: NONE. ABSENT: HLAVA SMULLEN. ABSTAIN: NONE.