



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 12, 2015**

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

ROLL CALL

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

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting on July 8, 2015

Action:

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

PUBLIC HEARINGS

MOVED TO ADOPT RESOLUTION NO. 14-020 APPROVING THE PROJECT WITH CHANGES TO THE CONDITIONS:

1. 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:

HLAVA/WALIA MOVED TO CONTINUE THIS ITEM TO THE SEPTEMBER 9, 2015 MEETING.

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

2. 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. No native or protected trees would need to be removed in order to construct the gate or fence. Staff Contact: Liz Ruess (408) 868-1230.

Action:

HLAVA/AHUJA MOVED TO ADOPT RESOLUTION NO. 15-031 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.

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

3. Applications PDR15-0008/ZOA15-0004/ENV15-0003; 13716 & 13718 Saratoga Avenue, 397-30-047; Sacred Heart Parish - The project includes a Zoning Amendment to add a Planned-Combined Zoning District (P-C) overlay to a 11.4 acre parcel (APN 397-30-047) and a design review application to construct a 2,425 square foot single-story addition to the existing 10,072 square feet two-story Parish Center of the Sacred Heart Church complex located at 13716 & 13718 Saratoga Avenue. Staff Contact: Chris Riordan (408) 868-1235.

Action:

HLAVA/WALIA MOVED TO CONTINUE THIS ITEM TO THE AUGUST 26, 2015 MEETING.

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

4. Applications PDR15-0011 & ARB15-0024;15181 Hume Drive;510-01-015; Vanessa Stephens - The applicant is requesting Design Review approval to demolish an existing one story single-family residence and construct a new 5,862 square foot, 24.9 feet tall two story single-family residence. Four protected trees are proposed for removal. The net site area is 44,007 square feet and is zoned R-1-20,000. Staff Contact: Chris Riordan (408) 868-1235

Action:

HLAVA/SMULLEN MOVED TO ADOPT RESOLUTION NO. 15-035 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.

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

5. Applications PDR14-0025,GRE15-0001,ARB14-0046;20888 Kittridge Road;517-14-087; Christopher Pan The project applicant is requesting Design Review approval to construct a 6,410 square foot two story single-family home on a vacant site. The project also includes a grading exception for 2,112 cubic yards of grading. The net site area is 7.97 acres or 347,173 square feet and is zoned HR (Hillside Residential). Staff Contact: Chris Riordan (408) 868-1235

Action:

HLAVA/SMULLEN MOVED TO ADOPT RESOLUTION NO. 15-036 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL.

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

DIRECTOR/COMMISSION COMMUNICATION

Director Ordoñez gave update on Commission delegated authority for previous Horsehoe Drive design review approval. Noted applicant has revised roof to maintain slope as requested by the Commission.

ADJOURNMENT

WALIA MOVED TO ADJOURN AT 8:40 PM. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.