



**ACTION MINUTES  
REGULAR MEETING  
SARATOGA PLANNING COMMISSION  
Wednesday, August 26, 2015**

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

**ROLL CALL**

**PRESENT** Commissioners Wendy Chang, Kookie, Fitzsimmons, Joyce Hlava,  
Dede Smullen, Tina Walia, Chair Leonard Almalech  
**ABSENT** Commissioner Sunil Ahuja  
**ALSO PRESENT** Erwin Ordoñez, Community Development Director  
Michael Fossati, Planner  
Sandy Baily, Senior Project Manager

**APPROVAL OF MINUTES**

Approve Action Minutes from the Regular Planning Commission Meeting of August 12, 2015.

**Action:**

**WALIA/FITZSIMMONS MOVED TO APPROVE THE AUGUST 12, 2015 MINUTES.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE.

**PUBLIC HEARINGS**

1. Applications ENV15-0003/PDR15-0008/ZOA15-0004; 13716 & 13718 Saratoga Avenue; Rockwood Design Associates on behalf of Sacred Heart Parish –The project includes a Zoning Amendment to add a Planned-Combined Overlay Zoning District (P-C) to a 11.4 acre parcel (APN 397-30-047) and a Design Review application to remodel the existing Parish Center by adding 2,425 square feet and increasing the roof height from 23.7 feet to 26 feet. An existing kindergarten classroom within the school building will be relocated to an area that is currently used as an office. The site is zoned R1-10,000. Staff Contact: Erwin Ordonez (408)868-1231.

**Action:**

**HLAVA/CHANG MOVED TO ADOPT RESOLUTION NO. 15-036 APPROVING THE PROJECT WITH CHANGES TO THE CONDITIONS BY COMMISSIONER HLAVA.** MOTION PASSED. AYES: ALMALECH, CHANG, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: FITZSIMMONS.

2. Application MOD15-0004; 12260 Saratoga Sunnyvale Road (386-30-035) Summer Hill Homes - The applicant is requesting approval to modify building elevations, including exterior finishes, and landscaping, for a 12 unit townhouse development that had previous design review approval. Staff Contact: Sandy Bailey (408) 868-1235.

**Action:**

**WALIA/CHANG MOVED TO ADOPT RESOLUTION 15-039 APPROVING THE MODIFICATION SUBJECT TO CONDITIONS OF APPROVAL.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE.

3. Application PDR14-0017; 14825 Fruitvale Avenue (397-18-028) Yong – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement. The total floor area of the project is 6,007 sq. ft. (not including certain portions of the lower floor considered “basement” by definition). Per

City Code, portions of the lower floor are considered either “basement” or “one-story”. The height of the proposed residence will be no taller than 23 ft. Four trees in conflict with the project are being approved for removal by the City Arborist. Staff Contact: Michael Fossati (408) 868-1212.

**Action:**

**CHANG/SMULLEN MOVED TO ADOPT RESOLUTION 15-038 APPROVING THE PROJECT WITH CHANGES TO THE CONDITIONS.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE.

4. Application PDR15-0003; 19341 Monte Vista Dr. (397-10-026) D&Z Design Assoc. – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement. The total floor area of the project is 6,685 sq. ft. (not including the basement). The height of the proposed residence will be no taller than 22 feet. Nine trees in conflict with the project are being approved for removal by the City Arborist. Staff Contact: Michael Fossati (408) 868-1212.

**Action:**

**HLAVA/SMULLEN MOVED TO ADOPT RESOLUTION 15-040 APPROVING THE PROJECT WITH CHANGES TO THE CONDITIONS.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE

**OTHER BUSINESS**

1. 2014 General Plan Annual Progress Report

**Action:**

**HLAVA/CHANG MOVED TO ACCEPT THE 2014 GENERAL PLAN ANNUAL PROGRESS REPORT.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE

**ADJOURNMENT**

**HLAVA MOVED TO ADJOURN AT 9:10 PM.** MOTION PASSED. AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE. ABSENT: AHUJA. ABSTAIN: NONE