



**ACTION MINUTES
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, September 9, 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, Tina Walia, Chair Leonard Almalech

ABSENT None

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

APPROVAL OF MINUTES

Approve Action Minutes from the Regular Planning Commission Meeting of August 26, 2015.

Action:

WALIA/AHUJA MOVED TO APPROVE THE AUGUST 26, 2015 MINUTES. MOTION PASSED.
AYES: ALMALECH, CHANG, FITZSIMMONS, HLAVA, SMULLEN, WALIA. NOES: NONE.
ABSENT: NONE. ABSTAIN: AHUJA.

PUBLIC HEARINGS

1. Applications PDR14-0026/ARB15-0009; 14835 Baranga Lane (397-18-037) Chiew/Batis - The applicant is requesting Design Review approval to construct a new 5,801 square foot, 24.75 feet tall two story single-family residence with a 3,092 square foot basement and a 1,039 square feet secondary dwelling unit. Ten protected trees are proposed for removal. The net site area is 64,469 square feet and is zoned R-1-40,000. Staff Contact: Liz Ruess (408)868-1230.

Action:

FITZSIMMONS/CHANG MOVED TO ADOPT RESOLUTION NO. 15-037 APPROVING THE PROJECT SUBJECT TO CONDITIONS OF APPROVAL. MOTION PASSED.
AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, SMULLEN. NOES: HLAVA & WALIA. ABSENT: NONE. 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 21 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:

FITZSIMMONS/WALIA MOVED TO ADOPT RESOLUTION NO. 15-030 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 PDR15-0014; 19361 Valle Vista Dr. (397-11-014) Kohlsaas / Neukomm. – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement and detached cabana. The total floor area of the project is 5,573 sq. ft. (not including the basement). The height of the proposed residence will be no taller than 25 feet. The height of the detached cabana will be no taller than 16 feet. Fourteen trees in conflict with the project have been approved for removal by the City Arborist. Planning Commission Design Review is required for any new structure over 18 feet in height and any accessory structure (i.e. detached cabana) above 15 feet in height. The site area is 1.02 acres and the property is zoned R-1-40,000. Staff Contact: Michael Fossati (408) 868-1212.

Action:

ALMALECH/WALIA MOVED TO ADOPT RESOLUTION NO. 15-041 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 APPC15-0003; 12969 Regan Ln. (393-01-022) Walia/Salin/Leney/Abhyankar - The City has received an appeal for a previously approved project that consists of a demolition of an existing residence and construction of a new 3,709 sq. ft. main residence located at 12969 Regan Ln. The height will not exceed 18 feet and the main residence will remain single-story. Two protected trees protected trees that are in conflict with the project and have been approved for removal. The net lot size is 12,125 square feet and the property is zoned in the R-1-12,500. Staff Contact: Michael Fossati (408) 868-1212.

Action:

APPELLANT WITHDREW THE APPEAL, NO ACTION TAKEN.

ADJOURNMENT

WALIA MOVED TO ADJOURN AT 9:00 PM. AYES: AHUJA, ALMALECH, CHANG, FITZSIMMONS, HLAVA SMULLEN, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.