



SARATOGA PLANNING COMMISSION REGULAR MEETING

NOVEMBER 9, 2022

7:00 P.M. - PLANNING COMMISSION REGULAR MEETING

Civic Theater | 13777 Fruitvale Avenue, Saratoga, CA 95070

This meeting will be held in-person and by teleconference pursuant to amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when a local official has recommended social distancing. Members of the City Council and the public may participate in person at the location listed below or via the Zoom platform using the information below.

Members of the public view and participate in the meeting by:

1. Using the Zoom website <https://us02web.zoom.us/j/82652375945> App (Webinar ID 826 5237 5945) and using the tool to raise their hand in the Zoom platform when directed by the Chair to speak on an agenda item; **OR**
2. Calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair; **OR**
3. Viewing the meeting on Saratoga Community Access Television Channel 15 (Comcast Channel 15, AT&T UVerse Channel 99) and calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair; **OR**
4. Viewing online at http://saratoga.granicus.com/MediaPlayer.php?publish_id=2 and calling 1.669.900.6833 or 1.408.638.0968 and pressing *9 to raise their hand to speak on an agenda item when directed by the Chair.

Members of the public can send written comments to the Commission prior to the meeting by commenting online at www.saratoga.ca.us/pc prior to the start of the meeting. These emails will be provided to the members of the Commission and will become part of the official record of the meeting.

ROLL CALL

1. APPROVAL OF MINUTES

Action Minutes from the Planning Commission Meeting of October 12, 2022.

Recommended Action:

Approve Minutes of October 12, 2022 Planning Commission Meeting.

[10122022 Draft Meeting Minutes](#)

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. This 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.

REPORT ON 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.

2. PUBLIC HEARING

2.1 (Continued from September 14, 2022) Application PDR21-0032/ARB21-0120; 20538 Lynde Court (503-52-012); Rajesh & Sunita Lalwani – The applicant is requesting Design Review approval for a new 3,369 square foot two-story single-family home (maximum height 25’-11”) with a 752 square foot attached accessory dwelling unit. Three protected trees are proposed for removal. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density Residential (M-10). Staff Contact: Victoria Banfield (408) 868-1212 or vbanfield@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-020 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 22-020](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Neighborhood Notification Forms](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Material Board](#)

[Attachment 6 - Revised Project Plans](#)

2.2 Application VAR22-0003; 20711 Leonard Road (503-19-035); Yueyue Wenren & Weiheng Chen – The applicant is requesting a Variance for an outdoor kitchen, firepit, and shed located within the front setback area. The site is zoned R-1-40,000 with a General Plan Designation of RVL D (Residential Very Low Density). Staff Contact: Victoria Banfield (408) 868-1212 or vbanfield@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-025 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 22-025](#)

[Attachment 2 - Applicant Letter](#)

[Attachment 3 - Neighbor Notification Forms](#)

[Attachment 4 - Project Plans](#)

2.3 Application SUB20-0003/ENV20-0003/ARB20-0053; 14521 Quito Road; (397-05-028); Pinn Brothers Development (Applicant) – The applicant is proposing to subdivide an existing 11.43-acre parcel located at 14521 Quito Road into ten-lots ranging in size from .92 acres to 1.2 acres. The Project would create a new private cul-de-sac with a connection to Quito Road. The private street would provide access to seven parcels and the remaining three parcels would take access from Vessing Road. A .34-acre portion of the site is located on the opposite side of Quito Road and would be dedicated to the City of Saratoga for open space use. Fifty-six protected trees are proposed for removal. The site is zoned R-1-40,000 with a General Plan Designation of

Residential Very Low Density (RVLD). Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

1. Adopt Resolution No. 22-023 - recommending adoption of the Mitigated Negative Declaration
2. Adopt Resolution No. 22-024 - recommending approval of the ten-lot subdivision and removal of 56 protected trees

Staff Report

Attachment 1 - Resolution No. 22-023 (MND)

Attachment 2 - Resolution No. 22-024 (Subdivision)

Attachment 3 - Public Comments

Attachment 4 - Initial Study - Negative Declaration

Attachment 5 - Tentative Map

2.4 Application FER22-0002; 14920 Sobey Road (397-04-071); Creston Dr LLC – The applicant is requesting a Fence Exception for a 6-foot-tall fence within the front and exterior side setback area where 3 feet is allowed. The site is zoned R-1-40,000 with a General Plan Designation of RVLD (Residential Very Low Density). Staff Contact: Victoria Banfield (408) 868-1212 or vbanfield@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-026 approving the project subject to conditions of approval included in Attachment 1.

Staff Report

Attachment 1 - Resolution No. 22-026

Attachment 2 - Applicant Letter

Attachment 3 - Public Comments

Attachment 4 - Project Plans

3. DIRECTOR ITEMS

4. COMMISSION ITEMS

5. ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA, DISTRIBUTION OF THE AGENDA PACKET, COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT

I, Frances Reed, Administrative Analyst for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for review on November 4, 2022 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, California and on the City's website at www.saratoga.ca.us.

Signed this 4th day of November 2022 at Saratoga, California.

Frances Reed, Administrative Analyst.

In accordance with the Ralph M. Brown Act, copies of the staff reports and other materials provided to the Planning Commission by City staff in connection with this agenda, copies of materials distributed to the Planning Commission concurrently with the posting of the agenda, and materials distributed to the Planning Commission by staff after the posting of the agenda are available on the City Website at www.saratoga.ca.us or available at 13777 Fruitvale Avenue, Saratoga, CA 95070.

In Compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at bavrit@saratoga.ca.us or calling 408.868.1216 as soon as possible before the meeting. The City will use its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety. [28 CFR 35.102-35.104 ADA title II]