

**APPROVED MINUTES  
WEDNESDAY FEBRUARY 9, 2022  
SARATOGA PLANNING COMMISSION REGULAR MEETING**

Chair Kausar called the virtual Regular Meeting to order at 7:00 p.m. via teleconferencing through Zoom. Prior to Roll Call, the Vice Chair and Community Development Director explained that the Planning Commission meeting was conducted pursuant to Government Code section 54953(e) of the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when state or local officials have imposed or recommended measures to promote social distancing. The Planning Commission met all the applicable notice requirements and the public is welcome to participate in this meeting. Information on how the public can observe the meeting and provide public comment was also shared. Additionally, the Chair explained that votes would be taken through roll call.

**ROLL CALL**

**PRESENT:** Chair Anjali Kausar, Vice Chair Herman Zheng, Commissioners Sunil Ahuja, Clinton Brownley, Jojo Choi and Razi Mohiuddin

**ABSENT:** None

**ALSO** Debbie Pedro, Community Development Director

**PRESENT:** Christopher Riordan, Senior Planner  
Nicole Johnson, Senior Planner

**APPROVAL OF MINUTES**

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

Recommended Action:

Approve Minutes of Regular Planning Commission Meeting of January 12, 2022.

**CHOI/ MOHIUDDIN MOVED TO APPROVE THE MINUTES OF THE JANUARY 12, 2022 MEETING. MOTION PASSED. AYES: BROWNLEY, CHOI, KAUSAR, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE ABSTAIN: AHUJA.**

**ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS: NONE**

**REPORT ON APPEAL RIGHTS**

1. NEW BUSINESS - NONE

2. PUBLIC HEARING

2.1 (Continued from December 8, 2021) Application PDR21-0015/ARB21-0082; 12470 Paseo Cerro (386-46-015); Anat Shmariahu (Applicant) – The applicant is requesting Design Review approval for an addition to an existing 1,584 square foot one-story single-family residence. The project will include a 1,197 square foot first floor addition and a 239 square foot second story addition for a total project square footage of 3,379 square feet. No 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: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

Recommended Action:

Adopt Resolution No. 22-007 approving the application for Design Review as staff is able to make all the required design review findings to recommend approval.

MOHIUDDIN/AHUJA MOVED TO **APPROVE RESOLUTION NO. 22-007.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, KAUSAR, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2.2 (Continued from January 12, 2022) - Application PDR21-0008/ARB21-0034; 13514 Hammons Avenue (393-34-009; Tom Sloan, AIA (Applicant) – The applicant is requesting Design Review approval for a project which would include removal of an existing 3,972 square foot one story single-family residence and the construction of a new 4,206 square foot one story single-family residence with an overall height of 23'-9". Two protected trees are proposed for removal which include an apple tree and a Japanese maple. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density Residential (M-10). Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-001 approving the project subject to conditions of approval included in Attachment 1.

BROWNLEY/MOHIUDDIN MOVED TO **APPROVE RESOLUTION NO. 22-001.** MOTION PASSED. AYES: AHUJA, BROWNLEY, KAUSAR, MOHIUDDIN, ZHENG. NOES: CHOI. ABSENT: NONE. ABSTAIN: NONE.

2.3 Application PDR21-0018/ARB21-0067; 14780 Montalvo Road (517-20-033); Fan Yang and Zhifen Xu (Applicant) – The applicant is requesting Design Review approval for a 223 square foot single story addition and a 1,404 square foot second story addition (maximum height 26') which includes an ADU, to an existing single-story residence. Two protected trees are proposed for removal. The site is zoned R-1-20,000 with a General Plan Designation of Residential Low Density (RLD). Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-004 approving the project subject to conditions of approval included in Attachment 1.

AHUJA/ZHENG MOVED TO **APPROVE RESOLUTION NO. 22-004.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, KAUSAR, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

2.4 Application PDR21-0020; 13251 Quito Road (389-18-049); Jawwad Sultan Khan (Applicant) – The applicant is requesting Design Review approval for a new 3,370 square foot one-story single-family residence with an attached 800 square foot accessory dwelling unit. The total square footage of the project will be 4,170 square feet and the height will be 22'-3". No 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: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 22-006 approving the project subject to conditions of approval included in Attachment 1.

CHOI/AHUJA MOVED TO **APPROVE RESOLUTION NO. 22-006.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, KAUSAR MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

**Commissioner Brownley recused himself from item 2.5**

2.5 Application PDR21-0016/ARB21-0069; 19701 Via Grande (393-19-019); Rajesh Chaganti and Sirisha Uppaluri Sirisha (Applicant) – The applicant is requesting Design Review approval for a new 4,707.8 square foot two story residence with an ADU (maximum height 25’6”). Six protected trees are proposed for removal. The site is zoned R-1-12,500 with a General Plan Designation of Medium Density Residential Low Density (M-12.5). Staff Contact: Nicole Johnson (408) 868-1209 or njohnson@saratoga.ca.us.

**Recommended Action:**

Adopt Resolution No. 22-005 approving the project subject to conditions of approval included in Attachment 1.

MOHIUDDIN/AHUJA MOVED TO **APPROVE RESOLUTION NO. 22-005 WITH ADDITIONAL CONDITIONS AS DETAILED IN ATTACHMENT 1.** MOTION PASSED. AYES: AHUJA, CHOI, KAUSAR, MOHIUDDIN. NOES: ZHENG. ABSENT: NONE. ABSTAIN: NONE. RECUSED: BROWNLEY

**Commissioner Brownley re-entered the Planning Commission panel.**

3. DIRECTOR ITEMS

Director Pedro reported that the City Council held four additional meetings on the Housing Element Opportunity Sites and have narrowed down the list of potential sites. The next meeting is scheduled for Wednesday the 16<sup>th</sup>.

4. COMMISSION ITEMS

5. ADJOURNMENT

Commissioner Choi Moved to adjourn the meeting at 8:45 PM.

Minutes respectfully submitted:

Frances Reed, Administrative Analyst

City of Saratoga