

MINUTES
WEDNESDAY OCTOBER 11, 2023
SARATOGA PLANNING COMMISSION REGULAR MEETING

Chair Brownley called the Regular Meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: Chair Clinton Brownley, Vice Chair Jojo Choi, Commissioners Paul Germeraad, Anjali Kausar, Ping, Li, Razi Mohiuddin, and Herman Zheng

ABSENT: None

ALSO PRESENT: Bryan T. Swanson, Community Development Director
Christopher Riordan, Senior Planner
Frances Reed, Administrative Analyst

1. APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of September 13, 2023.

Recommended Action:

Approve Minutes of Regular Planning Commission Meeting of September 13, 2023.

KAUSAR/MOHIUDDIN MOVED TO **APPROVE THE MINUTES OF THE SEPTEMBER 13, 2023 MEETING.** MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS:

Public Comment:

John Henley Jr. spoke.

Paulette spoke.

Anita Enander spoke.

Bill Dalton spoke.

Ed Grabowy spoke.

2. PUBLIC HEARINGS

2.1 Application PDR21-0019/VAR23-0002/ARB21-0086: 15269 Bohlman Road (517-14-003) Verbicaro 1 LLC (Applicant): The applicant is requesting Design Review approval for a new 5,749 square foot two-story single-family residence (maximum height 25'-11.5") and a request for a Variance for retaining walls to exceed the maximum five-foot height limitation. One protected tree is proposed for removal. The site is zoned Hillside Residential (HR) with a General Plan Designation of Residential Hillside Conservation (RHC). Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 23-015 approving the project subject to conditions of approval included in Attachment 1.

GERMERAAD/KAUSAR MOVED TO **ADOPT RESOLUTION NO. 23-015 APPROVING PDR21-0019 AS AMENDED.** MOTION PASSED. AYES: BROWNLEY, CHOI, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: GERMERAAD. ABSENT: NONE. ABSTAIN: NONE.

3. GENERAL BUSINESS

3.1 Housing Element Update & Policy Options

Public Comment:

Anthony Fisher spoke.

Henry Yen spoke.

Nels DeLander spoke.

Jerry Schaaf spoke.

Jody Tatro spoke.

Shanwna Krainin spoke.

Rick Louie spoke.

Dianna Sipos spoke.

Buzz Broze spoke.

Shari Moraveji spoke.

Gerald Bittner spoke.

Bernie Mills spoke.

Joe Byers spoke.

Joning Ta spoke.

Sanita spoke.

John Regan spoke.

Chris Vasquez spoke.

Brian Berkeley spoke.

Joanne spoke.

Som spoke.

Ed Grabowy spoke.

PG spoke.

Ran spoke.

Marshall Zerbo spoke.

Eva Wu spoke.

3.1.1 Three Primary Dwellings

Chair Brownley and Commissioner Germeraad recused themselves from this item.

MOHIUDDIN/KAUSAR MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE THREE PRIMARY DWELLINGS POLICY AS DRAFTED BY STAFF.** MOTION PASSED. AYES: CHOI, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE. RECUSED: BROWNLEY, GERMERAAD.

Chair Brownley and Commissioner Germeraad returned to the dais.

3.1.2 SB 9 Regulations

Mohiuddin/Li moved to have this policy effective only if; at year four of the eight-year cycle, less than 50% of the projected units have been permitted. Additionally, to remove 2E from the proposed policy.

This motion was withdrawn.

KAUSAR/MOHIUDDIN MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE SB 9 POLICYS (SUB-ITEMS A-D) AS DRAFTED BY STAFF AND SUB-ITEM E AS AMENDED.** MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

3.1.3 Housing on religious institution sites and shared housing

CHOI/BROWNLEY MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE HOUSING ON RELIGIOUS SITES AND SHARED HOUSING POLICYS AS DRAFTED BY STAFF.** MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD,

KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

Commissioner Mohiuddin requested that staff investigate additional zoning locations for religious institutions (zoning CV, CH and possibly PA). The request was directed for staff to review but not related to the current Housing Element policy proposal.

3.1.4 Encouraging and streamlining housing applications

Commissioner Choi/Germeraad moved to approve recommendation of sub-items A-C, but not C. Motion failed due to second motion being approved by vote.

MOHIUDDIN/KAUSAR MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE STREAMLINING POLICYS A-C AND CONSIDER AMENDING D TO ELEMIMATE THE REQUIREMENT FOR STORY POLES FOR SINGLE-STORY HOMES AND CHANGE THE REQUIREMENT FOR TWO-STORY HOMES TO REQUIRE STORY POLES OR PROVIDE VISUAL REPRESENTAITONS.** MOTION PASSED. AYES: BROWNLEY, GERMERAAD, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: CHOI. ABSENT: NONE. ABSTAIN: NONE.

3.1.5 Lot Consolidation

MOHIUDDIN/KAUSAR MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE LOT CONSOLIDATION POLICYS AS DRAFTED BY STAFF.** MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

3.1.6 Existing Mixed-Use and Multi-Family Development Standards

Commissioner Kausar recused herself from this item.

MOHIUDDIN/CHOI MOVED TO **APPROVE AND RECOMMEND THAT CITY COUNCIL REVIEW THE LOT CONSOLIDATION POLICYS AS DRAFTED BY STAFF.** MOTION PASSED. AYES: BROWNLEY, CHOI, LI, MOHIUDDIN, ZHENG. NOES: GERMERAAD. ABSENT: NONE. ABSTAIN: NONE. RECUSED: KAUSAR.

Commissioner Kausar returned to the dais.

4. DIRECTOR ITEMS

Director Swanson thanked staff, consultants and Commissioners for their time and attention to the Housing Element process.

5. COMMISSION ITEMS

Commissioner Germeraad requested that the Planning Commission hold a Study Session on the possibility of using virtual reality for site visits.

Commissioner Mohiuddin voiced concern about the item not being part of the Planning Commission's Work Plan.

Commissioner Germeraad directed staff to include this item to the next annual work plan request to City Council.

6. ADJOURNMENT

KAUSAR moved to adjourn the meeting at 12:51 AM.

Minutes respectfully submitted:
Frances Reed, Administrative Analyst
City of Saratoga