



# SARATOGA PLANNING COMMISSION REGULAR MEETING

JULY 12, 2023

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

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Civic Theater | 13777 Fruitvale Avenue, Saratoga, CA 95070

### Public Participation Information

In accordance with Saratoga's Remote Public Participation Policy, members of the public may participate in this meeting in person at the location listed below or via remote attendance using the Zoom information below.

1. Accessing the meeting via Zoom
  - <https://us02web.zoom.us/j/82652375945> (Webinar ID 826 5237 5945)
  - Calling 1.669.900.6833 or 1.408.638.0968; **OR**
2. Viewing the meeting on Saratoga Community Access Television Channel 15 (Comcast Channel 15, AT&T UVerse Channel 99) and calling the numbers listed above; **OR**
3. Viewing online at [http://saratoga.granicus.com/MediaPlayer.php?publish\\_id=2](http://saratoga.granicus.com/MediaPlayer.php?publish_id=2) and calling the numbers listed above.

### Written Communication

Comments can be submitted in writing at [www.saratoga.ca.us/pc](http://www.saratoga.ca.us/pc). Written communications will be provided to the members of the Planning Commission and included in the Agenda Packet and/or in supplemental meeting materials.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### 1. APPROVAL OF MINUTES

Action Minutes from the Planning Commission Meeting of May 10, 2023.

#### **Recommended Action:**

Approve Minutes of May 10, 2023 Planning Commission Meeting.

[Draft 04122023 Planning Commission 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

*Any interested person objecting to the whole, or any portion of decision on this Agenda, may file an Appeal Application with the City Clerk within fifteen (15) calendar days of the date of the decision. The City Council conducts de novo review of appeals.*

## 2. PUBLIC HEARINGS

**2.1 Application EXT23-0001; 18500 Marshall Lane; (397-02-111) John H Bellicitti Trustee & Et Al (Applicant)** - The applicant requesting is an extension of a vesting tentative map approval (application no. SUB19-0002). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-009 approving the vesting tentative map extension request.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-009](#)

[Attachment 2 - 1062021 City Council agenda package \(reports and project plans\) and meeting minutes](#)

**2.2 Application PDR23-0001/ARB23-0006; 12261 Country Squire Lane; (386-05-075) Shao Shuyi & Min Zhao (Applicant)** - The applicant is requesting Design Review approval for a new 3,538 square foot single story single-family residence (maximum height 20'2"). One protected tree is proposed for removal. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density Residential (M-10). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-008 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-008](#)

[Attachment 2 - 05242023 Arborist Report](#)

[Attachment 3 - Public Comments](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Material Board](#)

[Attachment 6 - Development Plans](#)

[Supplemental Memo No. 1](#)

**2.3 Application PDR22-0005/ARB23-0073; 19900 Douglas Lane; (397-17-065) Warren Tamashiro (Applicant); Lesyle and Al Fazio (Owners)** - The applicant is requesting Design Review approval for a 182 square foot first story addition and a 401 square foot second story addition to an existing one-story single-family residence. The project will increase the height of the structure from 21 feet to 26 feet. No trees are proposed for removal. The size 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](mailto:criordan@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-007 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-007](#)

[Attachment 2 - Arborist Report dated January 18, 2023](#)

[Attachment 3 - Neighbor Comments and Project Notifications](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Materials Board](#)

[Attachment 6 - Project Plans](#)

**2.4 Application PDR22-0013/ARB22-0063; 20756 Kreisler Court; (366-25-013) Mike Ma (Applicant); Bei Jiang and Kenyu Tojima (Owners)** - The applicant is requesting Design Review approval for a new 3,709 square foot two story single-family residence (maximum height 24'-8.5"). No protected trees are proposed for removal. The site is zoned R-1-12,500 with a General Plan Designation of Medium Density Residential (M-12.5). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-010 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-010](#)

[Attachment 2 - Arborist Report dated February 16, 2023](#)

[Attachment 3 - Neighbor Comments](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Materials Board](#)

[Attachment 6 - Site Line Study](#)

[Attachment 7 - Site Plan PUBLIC](#)

[Supplemental Memo No. 1](#)

**4. DIRECTOR ITEMS**

**5. COMMISSION ITEMS**

**6. 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 July 6, 2023 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, California and on the City's website at [www.saratoga.ca.us](http://www.saratoga.ca.us). Signed this 6th day of July 2023 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](http://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](mailto: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].*