



SARATOGA PLANNING COMMISSION SPECIAL MEETING

SEPTEMBER 25, 2019

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

Civic Theater | 13777 Fruitvale Avenue, Saratoga CA 95070

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of September 11, 2019.

Recommended Action:

Approve Minutes of September 11, 2019 meeting.

[Draft Minutes September 11, 2019](#)

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.

1. NEW BUSINESS

2. PUBLIC HEARING

Applicants and/or their representatives have a total of ten (10) minutes maximum for opening statements. All interested persons may appear and be heard during this meeting regarding the items on this agenda. If items on this agenda are challenged in court, members of the public may be limited to raising only issues raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to the close of the Public Hearing. Members of the public may comment on any item for up to three (3) minutes. Applicants and/or their representatives have a total of five (5) minutes maximum for closing statements.

2.1. Application PDR19-0007; 14160 Victor Place (397-27-018); Priti Goel/Brian Capsey. The applicant requests Design Review approval to construct a 1,192 square foot second story addition to an existing one-story single-family residence for a total floor area of 3,511 square feet. The project will include a 361 square foot first story addition to construct

an attached accessory dwelling unit. The height of the project will not exceed 22 feet. No trees are proposed for removal. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-029 approving the proposed residence subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution 19-029](#)

[Attachment 2 - Neighbor Notification Form](#)

[Attachment 3 - Story Pole Certification Letter](#)

[Attachment 4 - Project Plans](#)

[Supplemental Item #1](#)

[Supplemental Item #2](#)

[Supplemental Item #3](#)

2.2. **Application PDR19-0006, ARB19-0021; 19361 Valle Vista Drive (397-11-014); Anil Ubale and Anu Sonvane/Tom Sloan AIA.** The applicant requests Design Review approval to construct a two-story, 18'-1" tall, 5,957 square foot single-family home with an attached accessory dwelling unit. Five protected trees are requested for removal. The site is zoned R-1-40,000 with a General Plan Designation of Residential Very Low Density. Staff Contact: Victoria Hernandez (408) 868-1212 or vhernandez@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-027 approving the proposed residence subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution 19-027](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Neighbor Notification Forms](#)

[Attachment 4 - Story Pole Certification](#)

[Attachment 5 - Project Plans](#)

2.3. **Application PDR19-0005, ARB19-0018; 14431 Fruitvale Avenue (397-17-006); Jianwen Zhang and Na Wei Yin/Tri Hong.** The applicant requests Design Review approval to construct a 6,072 square feet one story single-family residence with an attached accessory dwelling unit. The height of the residence will not exceed 21'-6". Eleven protected trees are requested for removal. The site is zoned R-1-40,000 with a General Plan Designation of Residential Very Low Density. Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 19-024 approving the proposed residence subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution 19-024](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Neighbor Notification Forms.pdf](#)

[Attachment 4 - Story Pole Certification Letter](#)

[Attachment 5 - Project Plans](#)

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF THE AGENDA

I, Frances Reed, Administrative Assistant for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for public review on September 19, 2019 at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

Signed this 19th day of September 2019 at Saratoga, California.

Frances Reed, Administrative Assistant

In Compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at 408/868-1269. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA title II]

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

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