



# SARATOGA PLANNING COMMISSION REGULAR MEETING

NOVEMBER 8, 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 October 11, 2023.

#### **Recommended Action:**

Approve Minutes of October 11, 2023 Planning Commission Meeting.

[10112023 Draft 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 (Continued from August 9, 2023) Application PDR22-0016/ARB22-0080: 19348 Athos Place; (389-33-010) David Kuoppamaki (Applicant):** The applicant is requesting Design Review approval for a new 4,750 square foot two story single-family residence with a height of 25'-3 3/8". The project will also include a 736 square foot detached accessory dwelling unit with a maximum height of 15'-5". No protected trees are proposed for removal. The site is zoned R-1-20,000 with a General Plan Designation of Low Density Residential (RLD). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-017 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-017](#)

[Attachment 2 - Arborist Report dated May 3, 2023](#)

[Attachment 3 - Applicant revised written project description and justification](#)

[Attachment 4 - Neighbor Comments and Project Notification Forms](#)

[Attachment 5 - Story Pole Certification](#)

[Attachment 6 - Materials Board](#)

[Attachment 7 - Project Plans](#)

[Supplemental Memo No. 1](#)

**2.2 Application PDR23-0013/ARB23-0071: 14510 Quito Grove Court; (397-05-107) Chuck Bommarito (Applicant):** The applicant is requesting Design Review approval for a new 6,008 square foot one story single-family residence with a height of 22'-4". Four protected trees are proposed for removal. The site is zoned R-1-40,000 with a General Plan Designation of Very Low Density Residential (RVLD). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-016 approving the project subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-019](#)

[Attachment 2 - Arborist Report dated September 19, 2023](#)

[Attachment 3 - Materials Board](#)

[Attachment 4 - Applicant's Project Description](#)

[Attachment 5 - Project Plans](#)

**2.3 Application SUB20-0002/GEO23-0014: 20470 Montalvo Height Drive; (517-18-062) Robert and Kathleen Frederickson (Owner/Applicant):** The applicant is requesting tentative map approval for a two-lot subdivision. No protected trees are proposed for removal. The site is zoned R-1-40,000 with a General Plan Designation of Very Low Density Residential (RVLD). Staff Contact: Kyle Rathbone (408) 868-1212 or [krathbone@saratoga.ca.us](mailto:krathbone@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-018 approving the tentative map, subject to conditions of approval included in Attachment 1.

[Staff Report](#)

[Attachment 1 - Resolution No. 23-018](#)

[Attachment 2 - Tentative Parcel Map](#)

**2.4 Application PDR19-0023/ARB19-0039/GEO19-0013/ZOA19-0004/ENV19-0005; 14500 Fruitvale Avenue (397-12-012 & 397-12-019 & 397-40-006);** Saratoga Retirement Community Master Plan Update. The applicant is requesting an exception to the requirements for Story Poles pursuant to City Code Sections 15-16.070 and 15-45.075(8)(e) for the Saratoga Retirement Community project due to safety concerns and impairment of the use of the existing structures on the site and to allow for the use of alternative methods, tools or technologies. Contact: Cynthia Richardson, [crichardson@saratoga.ca.us](mailto:crichardson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 23-018 approving the exception request.

Staff Report

[Attachment 1 - Story Pole Exception Request](#)

[Attachment 2 - Resolution 23-018](#)

[Attachment 3 - Story Pole Plans](#)

[Attachment 4 - Development Master Plans](#)

[Attachment 5 - Virtual Walk Through](#) (links to web)

[Attachment 6 - Public Comments](#)

[Supplemental Memo No. 1](#)

[Supplemental Memo No. 2](#)

[Supplemental Memo No. 3](#)

**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 3, 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 3rd day of November 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].*