

**APPROVED MINUTES  
WEDNESDAY, FEBRUARY 13, 2019  
SARATOGA PLANNING COMMISSION REGULAR MEETING**

Chair Hlava called the Planning Commission Regular Meeting to order in the Civic Theater, Council Chambers at 13777 Fruitvale Avenue in Saratoga at 7:00 p.m. and led the Pledge of Allegiance.

**ROLL CALL**

PRESENT: Chair Joyce Hlava, Vice Chair Kookie Fitzsimmons, Commissioners Sunil Ahuja, Leonard Almalech, Razi Mohiuddin, Lucas Pastuszka, Tina Walia  
ABSENT: None  
ALSO: Debbie Pedro, Community Development Director  
PRESENT: Christopher Riordan, Senior Planner  
Nicole Johnson, Planner II

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of January 9, 2019.

**Recommended Action:**

Approve Minutes of January 9, 2019 meeting.

FITZSIMMONS/WALIA MOTIONED TO **APPROVE THE MINUTES OF THE JANUARY 9, 2019 MEETING.** MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, ALMALECH, MOHIUDDIN, PASTUSZKA, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

**ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS**

None.

**1. NEW BUSINESS**

None.

**2. PUBLIC HEARING**

- 2.1 **Application CUP13-0002; 19127 Cox Avenue (386-22-009); Brookside Club of Saratoga** – The applicant is requesting modifications to their existing Conditional Use Permit. Requested modifications include 1) an earlier start time for use of the pools for swimming and 2) to transition 43 parking spaces provided by an adjacent leased parcel to the club property – 24 of the spaces would be located on an existing tennis court which would be converted to vehicle parking during peak demand hours. The site is zoned R-1-10,000 with a General Plan Designation of M-10 (Medium Density Residential). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No.19-006 approving the project subject to conditions of approval included in Attachment 1.

Vice Chair Fitzsimmons disclosed that she knows the architect Tom Sloan but was confident that she could judge this project fairly.

PASTUSZKA/FITZSIMMONS MOTIONED TO **APPROVE THE PROJECT WITH AMENDED CONDITIONS.** MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, MOHIUDDIN, PASTUSZKA, ALMALECH. NOES: WALIA. ABSENT: NONE. ABSTAIN: NONE

- 2.2 **Application PDR18-0004, ARB18-0012; 15145 El Quito Way (397-07-012); Armin Nikfar** – The applicant requests Design Review approval to construct a new two-story, 4,928 square foot single-family residence with a 916 square foot detached accessory dwelling unit. Two protected Coast redwood trees are requested for removal. The site is zoned R-1-40,000 with a General Plan Designation of RVLDD (Residential Very Low Density). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No. 19-004 approving the project subject to conditions of approval included in Attachment 1.

FITZSIMMONS/PASTUSZKA MOTIONED TO **APPROVE WITH CONDITIONS OF APPROVAL.** MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, ALMALECH, MOHIUDDIN, PASTUSZKA, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

- 2.3 **Application APPC18-0001; 14628 Horseshoe Drive (397-20-27); Paul and Susan Germeraad** – The applicant is appealing the Community Development Director’s decision of a modification to application # MOD18-0001. The site is zoned R-1-20,000 with a General Plan Designation of RLD (Residential Low Density). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

**Recommended Action:**

Adopt Resolution No.19-005 upholding staff’s approval of the project subject to conditions of approval included in Attachment 1.

MOHIUDDIN/AHUJA MOTIONED TO APPROVE THE APPEAL WITH THE CONDITION THAT THE FENCE BE LOCATED ON THE PROPERTY LINE AND THAT MR. BABAOGHLI INSTALL LANDSCAPE SCREENING ALONG APPROXIMATELY 20 LINEAR FEET ALONG THE FENCE IN FRONT OF MR. GERMERAAD’S BEDROOM THAT WILL GROW TO BE APPROXIMATELY 10’ TALL AT MATURITY WITHIN FIVE YEARS. A VOTE WAS NOT TAKEN.

Discussion ensued.

WALIA/FITZSIMMONS MOTIONED TO **DENY THE APPEAL**. MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, ALMALECH, MOHIUDDIN, PASTUSZKA, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

#### **DIRECTOR ITEMS**

None.

#### **COMMISSION ITEMS**

Director Pedro said that the second study session on subterranean structures is tentatively scheduled for March 12, 2019.

#### **ADJOURNMENT**

FITZSIMMONS/PASTUSZKA MOVED TO **ADJOURN THE MEETING AT 11:43 PM**. MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, ALMALECH, MOHIUDDIN, PASTUSZKA, WALIA. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.

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