

**APPROVED MINUTES  
WEDNESDAY MARCH 9, 2022  
SARATOGA PLANNING COMMISSION REGULAR MEETING**

Vice Chair Zheng called the virtual Regular Meeting to order at 7:00 p.m. via teleconferencing through Zoom. Prior to Roll Call, the Vice Chair and Community Development Director explained that the Planning Commission meeting was conducted pursuant to Government Code section 54953(e) of the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when state or local officials have imposed or recommended measures to promote social distancing. The Planning Commission met all the applicable notice requirements and the public is welcome to participate in this meeting. Information on how the public can observe the meeting and provide public comment was also shared. Additionally, the Chair explained that votes would be taken through roll call.

**ROLL CALL**

**PRESENT:** Vice Chair Herman Zheng, Commissioners Sunil Ahuja, Clinton Brownley, Jojo Choi and Razi Mohiuddin

**ABSENT:** Chair Anjali Kausar

**ALSO** Debbie Pedro, Community Development Director

**PRESENT:** Christopher Riordan, Senior Planner  
Nicole Johnson, Senior Planner

**APPROVAL OF MINUTES**

Action Minutes from the Regular Planning Commission Meeting of February 9, 2022.

Recommended Action:

Approve Minutes of Regular Planning Commission Meeting of February 9, 2022.

AHUJA/ MOHIUDDIN MOVED TO **APPROVE THE MINUTES OF THE FEBRUARY 9, 2022 MEETING.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: KAUSAR. ABSTAIN: NONE.

ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS: NONE

**REPORT ON APPEAL RIGHTS**

1. NEW BUSINESS - NONE

2. PUBLIC HEARING

**2.1 Application PDR17-0013/ARB21-0091; 12445 Paseo Cerro (386-11-021); Carlos Zamudio (Applicant)** – The applicant is requesting Design Review approval for a new 3,195 square foot two-story single-family residence with an approximate height of 22'-6". The project will also include a detached 12' tall cabana in the rear yard that includes a 58 square foot bathroom. Three protected trees are proposed for removal which include a citrus, black walnut, and an evergreen ash. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density Residential (M-10). Staff Contact: Christopher Riordan (408) 868-1235 or [criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us).

Recommended Action:

Adopt Resolution No. 22-010 approving the project subject to conditions of approval included in Attachment 1.

**Commission heard the staff report and took public comment on this item but due to technical difficulty being experienced by applicant this item was moved to be heard after item 2.2.**

MOHIUDDIN/ZHENG MOVED TO CHANGE ORDER OF AGENDA, **MOVING AGENDA ITEM 2.1 AFTER ITEM 2.2.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: KAUSAR. ABSTAIN: NONE.

BROWNLEY/AHUJA MOVED TO **APPROVE RESOLUTION NO. 22-010.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: KAUSAR. ABSTAIN: NONE.

**2.2 Application FER21-002; 15450 Pepper Lane (510-04-007); Vikaas Trust (Applicant)** – The applicant is requesting a fence exception for a 5’ tall wrought iron fence within the front setback area where 3’ is allowed, as well as a 5’ tall wall and wrought iron fence within the exterior side setback area where 3’ is allowed. In addition, a 6’8” wrought iron entry gate is proposed within the exterior side setback where 5’ is allowed. No protected trees are proposed for removal. The site is zoned R-1-40,000 with a General Plan Designation of Residential Very Low Density (RVLD). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

Recommended Action:

Adopt Resolution No. 22-008 approving the proposed Fence Exception subject to conditions of approval included in Attachment 1.

AHUJA/CHOI MOVED TO **APPROVE RESOLUTION NO. 22-008.** MOTION PASSED. AYES: AHUJA, BROWNLEY, CHOI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: KAUSAR. ABSTAIN: NONE.

**Commissioner Brownley recused himself from item 2.3**

**2.3 Application PDR21-0031/ARB21-0119; 18471 Ravenwood Drive (397-43-018); Clinton & Anushka Brownley (Applicant)** – The applicant is requesting Design Review approval for a 31 square foot first floor addition and a new 909 square foot second story addition (maximum height 24’4”) No protected trees are proposed for removal. The site is zoned R-1-10,000 with a General Plan Designation of Medium Density Residential Low Density (M-10). Staff Contact: Nicole Johnson (408) 868-1209 or [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).

Recommended Action:

Adopt Resolution No. 22-009 approving the project subject to conditions of approval included in Attachment 1.

AHUJA/ZHENG MOVED TO **APPROVE RESOLUTION NO. 22-009.** MOTION PASSED. AYES: AHUJA, CHOI, MOHIUDDIN, ZHENG. NOES: NONE. ABSENT: KAUSAR. ABSTAIN: BROWNLEY.

**Commissioner Brownley re-entered the Planning Commission panel.**

**3. DIRECTOR ITEMS**

Community Development Director Pedro announced that the City Council appointed Commissioner Brownley and Ping Li as Planning Commissioners for full terms. Additionally, the City Council announced virtual meetings will continue and be decided going forward on a month-to-month basis. A reminder that at 5:30 pm on May 4, 2022 will be the annual joint meeting with City Council to discuss the Planning Commission Work Plan.

**4. COMMISSION ITEMS**

**5. ADJOURNMENT**

Commissioners Brownley/Mohiuddin moved to adjourn the meeting at 7:38 PM.

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