

**APPROVED MINUTES  
WEDNESDAY JULY 12, 2023  
SARATOGA PLANNING COMMISSION REGULAR MEETING**

Chair Brownley called the Regular Meeting to order at 7:00 p.m.

**ROLL CALL**

**PRESENT:** Chair Clinton Brownley, Vice Chair Jojo Choi, Commissioners, Paul Germeraad, Anjali Kausar, Ping, Li, and Herman Zheng

**ABSENT:** Commissioner Razi Mohiuddin (excused)

**ALSO PRESENT:** Bryan T. Swanson, Community Development Director  
James Lindsay, City Manager  
Christopher Riordan, Senior Planner  
Nicole Johnson, Senior Planner  
Frances Reed, Administrative Analyst

**1. APPROVAL OF MINUTES**

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

Recommended Action:

Approve Minutes of Regular Planning Commission Meeting of May 10, 2023.

**KAUSAR/LI MOVED TO APPROVE THE MINUTES OF THE MAY 10, 2023 MEETING.**

**MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, ZHENG. NOES: NONE. ABSENT: MOHIUDDIN. ABSTAIN: NONE.**

**ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS: NONE**

**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.

Recommended Action:

Adopt Resolution No. 23-009 approving the vesting tentative map extension request included in Attachment 1.

**KAUSAR/ZHENG MOVED TO APPROVE RESOLUTION NO. 23-009. MOTION PASSED.**

**AYES: BROWNLEY, CHOI, KAUSAR, LI, ZHENG. NOES: GERMERAAD. ABSENT: MOHIUDDIN. ABSTAIN: NONE.**

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.

Recommended Action:

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

GERMERAAD/KAUSAR MOVED TO **APPROVE RESOLUTION NO. 23-008**. MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, ZHENG. NOES: NONE. ABSENT: MOHIUDDIN. ABSTAIN: NONE.

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.

**Recommended Action:**

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

KAUSAR/ZHENG MOVED TO **APPROVE RESOLUTION NO. 23-007**. MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, ZHENG. NOES: NONE. ABSENT: MOHIUDDIN. ABSTAIN: NONE.

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.

**Recommended Action:**

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

KAUSAR/CHOI MOVED TO **APPROVE RESOLUTION NO. 23-010**. MOTION PASSED. AYES: BROWNLEY, CHOI, GERMERAAD, KAUSAR, LI, ZHENG. NOES: NONE. ABSENT: MOHIUDDIN. ABSTAIN: NONE.

3. DIRECTOR ITEMS

Director Swanson thanked the Commission for welcoming him to the city and invited anyone to visit him at City Hall.

4. COMMISSION ITEMS

Vice Chair Choi requested staff to provide a date for the Onions and Garlic tour.

5. ADJOURNMENT

KAUSAR/ZHENG moved to adjourn the meeting at 8:28 pm.

Minutes respectfully submitted:

Frances Reed, Administrative Analyst  
City of Saratoga