

**MINUTES
WEDNESDAY, OCTOBER 24, 2018
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, Lucas Pastuszka, Tina Walia, Razi Mohiuddin
- ABSENT: Commissioner Leonard Almalech (unexcused)
- ALSO PRESENT: Debbie Pedro, Community Development Director
Christopher Riordan, Senior Planner
Victoria Hernandez, Planner

Vice Chair Fitzsimmons stated that Commissioner Almalech has had 4 absences due to vacation in the last 11 months.

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of October 10, 2018.

Recommended Action:

Approve Minutes of October 10, 2018 meeting.

FITZSIMMONS/PASTUSZKA MOVED TO **APPROVE THE MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 10, 2018.** MOTION PASSED. AYES: FITZSIMMONS, AHUJA, PASTUSZKA, WALIA, MOHIUDDIN. NOES: NONE. ABSENT: ALMALECH. ABSTAIN: HLAVA.

ORAL COMMUNICATIONS ON NON-AGENDIZED ITEMS

Resident David Anderson asked about the status of the Creekside school project. Commission directed staff to report on the status at their next meeting.

1. NEW BUSINESS

None.

2. PUBLIC HEARING

- 2.1 **Application PDR18-0021/ARB18-00028/FER18-0003; 19931 Bella Vista Avenue (APN 397-20-100); Lands of Yadappanavar.** The applicant requests Design Review approval to construct a new single-story single-family residence with a basement and attached accessory dwelling unit. The maximum height of the project is 20.42'. Four (4) protected trees are requested for removal. The applicant is also requesting approval of a fence exception for a six foot tall wrought iron fence to be constructed within a front setback area where the maximum height of fences is limited to three feet. The site is zoned R-1-40,000 and the lot size is approximately 48,988 square feet.

Staff Contact: Victoria Hernandez (408) 868-1212 or vhernandez@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 18-033 approving the project subject to conditions of approval included in Attachment 1.

AHUJA/MOHIUDDIN MOVED TO **APPROVE WITH ADDITIONAL CONDITION REGARDING STREET REPAIR FROM CONSTRUCTION DAMAGE.** MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, PASTUSZKA, MOHIUDDIN. NOES: WALIA. ABSENT: ALMALECH. ABSTAIN: NONE.

- 2.2 **Application PDR16-0002, VAR17-0002, CUP17-0001, ARB16-0027; 20640 Third Street (503-24-073); Sam Cloud Barn LLC/Tom Sloan AIA** –The applicant requests Design Review approval to construct a three story, 35 feet tall, 5,678 square foot mixed-use building on a vacant 2,527 square foot parcel at 20640 Third Street. The project also includes a request for variances to locate the site on a slope exceeding 30% and to not provide 504 square feet of required pedestrian open space to offset the increase in site coverage. The project will include first-floor commercial office space and two residential units on floors two and three and a 1,974 square feet basement level garage which will provide parking for eight vehicles. Three protected trees would be removed. The site is zoned CH-1 with a General Plan Designation of CR (Commercial Retail).
Staff Contact: Christopher Riordan (408) 868-1235 or criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 18-032 approving the project subject to conditions of approval included in Attachment 1.

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

- 2.3 **Application ZOA18-0001 – Annual Zoning Code Amendments (CITY WIDE).** (Continued from 9/26/18 meeting). Application by the City of Saratoga to amend the City Code. The changes include adding a definition for “Wineries” to Article 15-06 (Definitions) and correcting various inaccurate code section references in the Zoning regulations.
Staff contact: Christopher Riordan: (408) 868-1235 criordan@saratoga.ca.us.

Recommended Action:

Adopt Resolution No. 18-025 recommending that the City Council adopt an ordinance which includes amendments to Chapter 15 (Zoning Regulations) of the Saratoga City Code.

WALIA/AHUJA MOVED TO **CONTINUE TO NEXT MEETING.** MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, PASTUSZKA, WALIA, MOHIUDDIN. NOES: NONE. ABSENT: ALMALECH. ABSTAIN: NONE.

DIRECTOR ITEMS

Director Pedro reminded the Commission about the Commission Recognition dinner next Tuesday, October 30th.

Director Pedro reported that on 10/17/18, the Council directed a change in Planning Commission meeting schedule to one meeting a month, on the second Wednesday of month. The Council also provided additional direction including: 1) encourage all commissioners to attend all site visits and study sessions; 2) reserve a room for the 4th Wednesday of the month for study sessions; 3) track attendance of all meetings, including site visits and study sessions for the annual report; 4) provide quarterly report on Planning Commission workload; 5) for future Council agenda items that have bearing on a commission, to have staff notify the commission. Commissioner Walia said both Community Development Director Debbie Pedro and Planning Commission Chair Joyce Hlava failed to inform the Planning Commission regarding City Council agenda item discussing Planning Commission meeting schedule and attendance on 10/17/18 and that staff already had direction from the Planning Commission to inform the commission of commission related item and shouldn't have needed City Council to give that direction.

COMMISSION ITEMS

ADJOURNMENT

MOHIUDDIN/PASTUSZKA MOVED TO **ADJOURN THE MEETING AT 11:12 PM.**
MOTION PASSED. AYES: HLAVA, FITZSIMMONS, AHUJA, PASTUSZKA, WALIA,
MOHIUDDIN. NOES: NONE. ABSENT: ALMALECH. ABSTAIN: NONE.

Minutes respectfully submitted:
Janet Costa, Administrative Assistant
City of Saratoga