

# MONTE SERENO SITE AND ARCHITECTURE COMMISSION

## MEMORANDUM OF DECISION FOR SITE DEVELOPMENT PERMIT SS-19-12

IN RE: 16005 Greenwood Lane  
Jyothy Reddy  
Four Eighteen Holdings, LLC  
20010 Almaden Road  
San Jose, CA 95120

### FACTS:

1. The property owner applied for a Site Development Permit (“SDP”) to construct a new two-story residence, accessory structure and pool, and remove six (6) significant trees. Application No. SS-19-12 (“Application”).
2. On November 6, 2019, a public hearing on the Application was held. At the hearing the Monte Sereno Site and Architecture Commission (“Commission”) heard evidence that was given both orally and in writing. The Commission has considered all the evidence presented.
3. The Monte Sereno Municipal Code (“Code”) requires the following:
  - A. Pursuant to Code section 10.08.040(A) a SDP is required for any new building or structure exceeding one hundred twenty (120) square feet; and
  - B. In accordance with Code section 10.08.050(B), no SDP may be issued unless certain specific findings can be made; and
4. Regarding the Application the Commission finds as follows:
  - A. The proposed improvement is not compatible with the character of the surrounding neighborhood in that the proposed home presents a mass a bulk that would dominate the streetscape at this corner and be out of character with the neighborhood where the homes are setback behind mature landscapes and do not dominate the streetscape.
  - B. The proposed new construction is two story construction built at the top of a slope with little attempt to work with the topography of the lot. The visual impact of this home has not been taken into consideration given the location and the mass of the design.

- C. The proposed improvement is not consistent with the City's Guidelines such that the proposed home has been placed on a prominent and highly visible hilltop and does not flow with the land (Guideline 4B6).
- D. The proposed construction includes a driveway turnaround that promotes excessive grading at the southeast corner to accommodate a flat drive and does not retain the natural contours of the lot.
- C. The proposed construction necessitates the removal of six (6) significant trees:
  - a. The proposed construction includes a driveway within 5 feet of several very large Silver Dollar Eucalyptus trees on an adjacent property and does not include sufficient protections to ensure the longevity of these trees.
  - b. Solar access is not affected by the proposed construction given the location and distance from other homes.

DECISION:

- A. Based upon the findings set out above, the Commission hereby determines, concludes and orders that the SDP is hereby denied.
- B. The Secretary of the Commission is hereby directed to give notice of this decision to the applicant by serving him/her by first class mail, postage prepaid, with a copy of this decision.

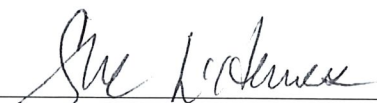
THE DECISION WAS REGULARLY ADOPTED BY THE COMMISSION on this 6<sup>th</sup> day of November, 2019, by the following vote:

AYES: Commissioner Harrington, White, and Chairperson Wade  
NOES: None  
ABSENT: Commissioner Krach

BY:

  
City Planner

ATTEST:

  
City Clerk