



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION  
APRIL 2, 2008  
MINUTES**

**MEETING CALLED TO ORDER**

At 7:00 p.m. the meeting was called to order

**ROLL CALL**

Present: Chairperson Anstandig, Commissioners Allen, Malloy and Mastropolo  
Absent: None

**ORDERS OF THE DAY**

**PUBLIC COMMENT**

None

**WRITTEN COMMUNITCATION**

None

**APPROVE MINUTES OF MARCH 5, 2008 MEETING**

The Commissioner identified a typographical error in the minutes and an error in the name of the Chairperson. Commissioner Allen moved to approve the corrected minutes. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

**PUBLIC HEARINGS**

- **18420 Hernandez Avenue**                      **SS-06-40A**                      **Ellerbeck**

The applicant is requesting a modification to an existing Site Development Permit to construct a new two story single family residence of approximately 6,499 sq. ft. The applicant is proposing to remove 17 trees. This item was continued from the 3/5/08 meeting.

Associate Planner McGranahan provided a brief description of the project

At 7:08 p.m. the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed.

Following brief discussion, Commissioner Malloy moved to approve the application subject to the following conditions:

- The applicant shall submit a Landscape Plan, subject to City approval, prior to issuance of Building Permit.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

• **17170 La Rinconada Drive**                      **SS-08-08**                      **Benson**

The applicant is requesting a Site Development Permit to construct a first and second story addition of 913 sq. ft. and interior remodel.

Associate Planner McGranahan provided a brief description of the project

At 7:10 p.m. the Public Hearing was opened.

Jack Lucas, Monte Sereno, spoke in support of the application and requested the preservation of the mature oak trees on the site.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:12 p.m.

Following brief discussion, Commissioner Allen moved to approve the application. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

• **17399 Zena Avenue**                      **SS-08-14**                      **Brown**

The applicant is requesting a Site Development Permit to change the exterior material of the house from siding to stucco.

Associate Planner McGranahan provided a brief description of the project.

At 7:16 p.m. the Public Hearing was opened.

Glenn Proctor, resident, stated that other exterior material could be used to simulate wood siding.

Jack Lucas, resident, stated that there exists a mixture in style of homes in the neighborhood.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:18 p.m.

Discussion commenced.

Commissioner Malloy stated that she did not feel that the use of stucco for the exterior was appropriate for the neighborhood.

Commissioner Allen stated that she agreed with regard to the exterior material and would like to see some other material used for the exterior.

Commissioner Mastropolo pointed out that the neighborhood consists of a mix of various styles of homes as well as a variety of exterior materials.

Upon further discussion, Chairperson Anstandig moved to approve the application. The motion was seconded by Commissioner Mastropolo. The motion passed with a 3-1 vote. Commissioner Allen voted No.

• **15413 Robin Ann Lane**                      **SS-08-12**                      **Braddi**

The applicant is requesting a Site Development Permit to construct a new two story residence of approximately 4,960 sq. ft and detached garage of 799 sq. ft. The applicant is proposing to remove 10 trees.

Associate Planner McGranahan provided a brief description of the project.

At 7:33 p.m. the Public Hearing was opened.

Ruth Nelson, resident, spoke in support of the application.

Phillip Passafuime, resident, expressed concern with the blocking of Robin Anne Lane. He stated that he is opposed to blocking of the access and wants to ensure that the lane is not blocked.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:37 p.m.

Commissioner Malloy moved to approve the application subject to the following conditions:

- The applicant shall submit a Landscape Plan, subject to City approval, prior to issuance of Building Permit.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

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- **15288 Via Pinto**

**SS-08-10**

**Cooper**

The applicant is requesting a Site Development Permit to demolish an existing house and construct a new single story residence of approximately 4,944 sq. ft. and a 4,944 sq. ft. basement and garage. The applicant is proposing to remove 3 trees.

Following a report by Associate Planner McGranahan, the public hearing was opened at 7:52 p.m.

Paula Engalgau, resident, expressed concern with the height and size of the proposed house and safety concerns having to do with the use of a generator on the property. Ms. Engak also stated that the proposed structure does not fit the character of the neighborhood.

Steve Bederka, resident, expressed concern with the proposed height of the structure.

Peter Sturm, resident, expressed concern with the size and height of the proposed structure.

Scott Prestine, resident, expressed concern with the proposed height. He also inquired about a tree replacement plan.

Elise Cutini, resident, stated that the proposed house appears to be very prominent and tall.

Heather Zurko, resident, stated that due the size and height of the proposed structure it does not fit in with the character of the existing neighborhood.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:03 p.m.

Commissioner Malloy stated that the proposed house appears to be too tall and large for the neighborhood. She observed that the cupola seems to add mass to the large structure. She stated that she would like additional information on the landscaping proposed for the site.

Chairperson Anstandig stated that he too has concerns with the proposed height of the structure.

Commissioner Mastropolo stated that the story poles do not appear to be accurate.

Commissioner Malloy moved to continue the application to allow the applicant time to work with the neighbors toward resolution of the height and size concerns as well as provide a more complete landscape plan and verification of the story pole accuracy. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

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- **18465 Beck Avenue**

**SS-08-11**

**Pasquinelli**

The applicant is requesting a Site Development Permit to demolish an existing house and construct a new residence and attached secondary dwelling unit of approximately 5,850 sq. ft. The applicant is proposing to remove 13 trees.

Following a brief description of the project, the Public Hearing was opened at 8:51 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Malloy stated that the proposed structure fits well on the site.

Commissioner Allen agreed with Commissioner Malloy's comment, but suggested that additional stone be used on the residence along the Beck side of the house.

Commissioner Allen moved to approve the application subject to the following conditions:

- The applicant shall submit a Landscape Plan, subject to City approval, prior to issuance of Building Permit.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.
- The applicant shall incorporate stone siding on the south elevation (Beck Ave. side) to reduce the impact of the proposed stucco wall.

The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

- **16330 Greenwood Lane**

**SS-08-13**

**Zubillaga**

The applicant is requesting a Site Development Permit to construct a fence and gate of 6' in height in the front yard setback.

Les Goldman, resident, expressed concern with work that may have been done without first securing a building permit. He also expressed concern with damage to the road by the construction trucks.

Dan Turkus, resident, spoke in opposition to the design of the fence. He stated that more room is needed to accommodate cars pulling out of the road way while waiting for the gate to open. He also concurred with the previous speaker with regard to damage to the road.

Kelly Brezoczky, resident, suggested that the fence be setback further away from the road to allow for easier passage of traffic.

Glenn Proctor, resident, inquired of the width of the road easement.

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Jeanette Turkus, resident, stated that she would like to see the bottom portion of the property left open.

Since there was no one else wishing to speak, the Public Hearing was closed at 9:13 p.m.

Commissioner Malloy stated that she feels the fence is located too close to the road.

Commissioners Mastropolo and Allen both agreed and stated that they felt that the fence was located too close to the street.

Chairperson Anstandig stated that not only does he feel the fence is too close to the roadway, but also out of character with the existing neighborhood.

Commissioner Malloy moved to deny the application. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

- **16230 Greenwood Lane**

**SS-08-09**

**Rouse**

The applicant is requesting a Site Development Permit to demolish an existing single story residence and construct a new two story residence of approximately 5,752 sq. ft. The applicant is proposing to remove 2 trees.

Following an introduction of the project, the Public Hearing was opened at 9:24 p.m.

Glen Proctor, resident, complemented the proposed design and suggested that the wood siding be used as the exterior material instead of stucco and that mature trees be incorporated into the landscape plan. He stated that he did not think the story poles were accurate.

Dan Turkus, resident, spoke in support of the proposed project, but expressed concern with the construction parking.

Les Goldman, resident, spoke in favor of the proposed parking solutions and stated that the solutions should make Greenwood safer to drive on.

Since there was no one else wishing to speak, the Public hearing was closed at 9:30 p.m.

Commissioner Malloy stated that the proposed structure fits the parcel and that the proposed color is pleasing and blends well. However, she stated, she would like to see the use of wood siding opposed to the proposed stucco.

Chairperson Anstandig and Commissioner Allen agreed that the use of wood siding would fit better with the character of the neighborhood.

Commissioner Malloy moved to approve the application subject to the following condition:

1. The exterior material of the structure shall be wood siding.

The motion was seconded by Chairperson Anstandig and the motion passed with a 4-0 vote.

• **16220 Greenwood Road** **SS-07-35** **Siegel**

The applicant is requesting a Site Development Permit to construct a 1,373 sq. ft. addition to an existing residence, to construct an addition of 392 sq. ft. to an existing secondary dwelling unit and to construct a 500 sq. ft. accessory structure. The applicant is proposing to remove 4 trees.

Following description of the project, the Public Hearing was opened at 9:46 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Malloy moved to approve the application. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

**OLD BUSINESS**

- Discuss Neighborhood Descriptions for General Plan update.

The commission discussed the various City neighborhoods.

**ADJOURNMENT**

At 10:00 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, May 7, 2008 to be held in the City Council Chambers located at 18041 Saratoga-Los Gatos Road, Monte Sereno, California.

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Brian Loventhal, City Manager/City Planner

ATTEST:

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Andrea M. Chelemengos, City Clerk