



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION  
MAY 7, 2008  
MINUTES**

**MEETING CALLED TO ORDER**

At 7:02 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 COMMUNICATION**

None

**APPROVE MINUTES OF APRIL 2, 2008 MEETING**

Commissioner Allen moved to approve the minutes of the April 2, 2008 meeting. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

**PUBLIC HEARINGS**

- **18485 Withey Road** **SS-08-16** **Rivet**

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

There was no representative present for the application. There was consensus of the commission to move the application to the end of the agenda.

MINUTES

City of Monte Sereno  
Site and Architecture Commission  
May 6, 2008  
Page 2

---

• **15785 Winchester Blvd.** **SS-08-15** **Huynh**

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

There was no representative for this application. There was consensus to move this application to later in the evening.

• **16330 Greenwood Lane** **SS-08-18** **Zubillaga**

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

Associate Planner McGranahan provided a brief description of the project.

At 7:09 p.m. the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed.

Following discussion, Commissioner Allen moved that the Commission 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 Malloy and the motion passed with a 4-0 vote.

• **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. This item was continued from the 4/2/08 meeting.

Associate Planner McGranahan provided a brief description of the project

At 7:42 p.m. the Public Hearing was opened.

Steve Bederka, resident, expressed concern with drainage and privacy impacts. He stated that he would like the existing vegetation retained for screening purposes.

## MINUTES

City of Monte Sereno  
Site and Architecture Commission  
May 6, 2008  
Page 3

---

Paula Engelgau, resident, expressed concern with the height and size of the proposed house. She stated that the proposed structure does not fit the character of the neighborhood and that the landscape is incomplete.

Mr. and Mrs. Cutini, residents, expressed concern with the proposed size and height of the residence. They also stated that the generator on the property produces loud noise.

Laurie Prestine, resident, expressed concern with the size of the proposed residence and stated that the proposed house would be too large for the existing neighborhood.

Peter Sturm, resident, expressed concern with the size of the proposed structure and the wear on the streets by the number of trucks and trips needed to haul out the dirt excavated to build the basement.

Larry Petulla, resident, stated that he likes the look of the proposed home, but that it is too large. He expressed concern with the proposed excavation and the construction traffic and duration. He stated that he also feels that additional landscaping should be required.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:06 p.m.

Discussion commenced with regard to drainage and the need for additional landscaping.

Commissioner Malloy moved that the Commission 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 include replacement trees at least 36" box size.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.
- The applicant shall submit a Grading/Drainage Plan, subject to City Engineer approval, prior to issuance of Building Permit.

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

• **18485 Withey Road**

**SS-08-16**

**Rivet**

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

## MINUTES

City of Monte Sereno  
Site and Architecture Commission  
May 6, 2008  
Page 4

---

Since there was no representative for this project, Commissioner Allen moved to continue the application to a future date. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

• **15785 Winchester Blvd. SS-08-15 Huynh**

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

Associate Planner McGranahan provided a description of the project.

At 9:11 p.m. the Public Hearing was opened.

There was no applicant present.

Bryan Mekechuk, resident, spoke in opposition to the fence application. He stated that the applicant, during the original Site Development process, had indicated that they had not planned on installing a fence. Mr. Mekechuk stated that the fence was inappropriate and that there should be additional vegetation on the site.

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

Commissioner Allen stated that she feels that a 6-foot fence in that location is too tall, and that an open fence design with a maximum height of 3 feet would be appropriate.

Commissioner Malloy agreed and stated that she could support a fence, of an open design with vegetation, located back away from the sidewalk.

Commissioner Mastropolo concurred that an open design fence would be in better keeping of the character of the neighborhood.

Chairperson Anstandig moved that the Commission deny the application. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

**OLD BUSINESS - None**

**ADJOURNMENT**

At 9:20 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, June 4, 2008 to be held in the City Council Chambers located at 18041 Saratoga-Los Gatos Road, Monte Sereno, California.

\_\_\_\_\_  
Brian Loventhal, City Manager/City Planner

ATTEST:

\_\_\_\_\_  
Andrea M. Chelemengos, City Clerk