



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION
JULY 16, 2008
MINUTES**

MEETING CALLED TO ORDER

At 7:07 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 JUNE 4, 2008 MEETING

Commissioner Allen stated that the minutes should include language reflecting the Commission's discussion on whether their recommendation should require the main residence to comply with the front yard setback and their inability to come to a consensus on the matter. Commissioner Allen moved to approve the minutes as amended. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

PUBLIC HEARINGS

- **18229 Saratoga-Los Gatos Road** **SS-08-32** **Ford**

The applicant is requesting a Site Development Permit to construct a fence, gate and wall exceeding 3 ft. within the front yard setback.

Barry Ford, applicant, provided detail on the proposal and answered questions from the Commission.

At 7:11 p.m. the Public Hearing was opened.

Naza Bayazit, resident, inquired about the fence regulations.

Association Planner McGranahan addressed the questions.

Rezan Bayazit, resident, asked for clarifications of the fence regulations.

Association Planner McGranahan addressed the questions.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:14 p.m.

The applicant responded to the Commissions questions with regard to the proposed height and landscaping and clarified that the proposed material for the fence/wall is to be cultured stone.

Following brief discussion, Commissioner Allen moved to approve the application subject to the following condition:

- The approved Landscape Plan shall be planted prior to issuance of final occupancy approval of the Building Permit.

Mr. Ford, applicant, expressed concern with the condition of approval. He stated that his funding stipulates that he move in by September 30th and that he may not be able to complete the landscaping prior to move in.

Associate Planner McGranahan clarified that only the landscaping on the approved landscape plan that accompanied the house would need to be installed prior to move in and any additional landscaping proposed by the applicant could be installed at anytime.

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

Commissioner Allen explained that due to the close proximity of her residence to the subject property of the next application, she would recuse herself from consideration of the matter. Commissioner Allen left the meeting room.

- **16290 Oakhurst**

SS-08-34

Powers

The applicant is requesting a Site Development Permit to modify two second story windows and remove one second story window.

There was no one present to represent the application. There was consensus of the Commission to delay consideration of the matter until later in the evening.

Commissioner Allen rejoined the Commission in the meeting room.

• **15195 Becky Lane** **SS-08-27** **Teitelman**

The applicant is requesting a Site Development Permit to construct a second story addition of 884 sq. ft. to an existing single story residence.

There was no one present to represent the application. There was consensus of the Commission to delay consideration of the matter until later in the evening.

• **15393 Via Caballero** **SS-08-29** **McDonald**

The applicant is requesting a Site Development Permit to construct a single story addition of 1,166 sq. ft. and a basement of 680 sq. ft. to an existing single story residence.

David Britt, project designer, and David Fox, landscape designer, provided an overview of the project and answered questions from the Commission.

The Public Hearing was opened at 7:30 p.m. Since there was no one wishing to speak the Public hearing was closed.

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

• **15438 Via Caballero** **SS-08-30** **Dadgar**

The applicant is requesting a Site Development Permit to construct a single story addition of approximately 747 sq. ft. to an existing single story residence.

After introduction of the project by the architect Gerald Harris, Chairperson Anstandig opened the Public Hearing at 7:34 p.m. Since there was no one present wishing to speak, the Public Hearing was closed.

Commissioner Malloy reported that she had spoken to some of the neighbors who had indicated to their support for the project.

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

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- **15461 Palos Verdes**

SS-08-02A

Delaossa

The applicant is requesting a Site Development Permit to construct a new single story single residence of 4,136 sq. ft. and to remove 16 trees. This application was continued from the 1/9/2008 meeting.

Chris Delaossa, applicant provided an explanation of the changes that had been made since the original review and answered questions from the Commission.

Sandra Paim, project architect, provided a material board and discussed the exterior details of the project. She noted that the shutters depicted on the rendering of the front of the house will be removed.

At 7:45 p.m., the Public Hearing was opened. Since there was no one wishing to speak, the Public hearing was closed.

Commissioner Malloy moved to approve the project 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.

- **17509 Via Sereno**

SS-08-33

Mekechuk/Sinclair

The applicant is requesting a Site Development Permit to perform a building renovation and construct a 3,048 sq. ft. single story residence, a basement of 3,048 sq. ft. and to remove 2 trees.

Bryan Mekechuk, applicant, spoke with regard to the project.

Jerry Ditto, expert on Eichler style homes, spoke in favor of the project and stated that the proposal maintains the character and style of the Eichler design.

The Public Hearing was opened at 7:55 p.m.

Doug McNeil, resident, spoke in favor of the project.

Robert Karski, resident, expressed support for the project.

Kelly Marchbank, neighbor, echoed the comments of the previous speakers.

Ken Kasper, resident, spoke in favor of the application.

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Since there was no one else wishing to speak, the Public Hearing was closed at 8:00 p.m.

Several Commissioners made favor comments regarding the proposed project.

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

• **16005 Greenwood Lane** **SS-08-21** **Kleinman**

The applicant is requesting recommendation for approval for a Site Development Permit to construct a new single story single residence of 6,467 sq. ft., a basement of 1,772 sq. ft., a detached secondary dwelling unit of 890 sq. ft. and to remove 6 trees. The applicant is also requesting a Grading Use Permit from the City Council to grade approximately 4,700 cubic yards.

Paul Boladi, project architect, provided information on the proposed project. He explained that the owners have changed their minds regarding the design of the previously approved residence and has redesigned the house as presented. He also spoke with regard to the proposed landscape plan and the driveway design and answered questions from the Commission.

Associate Planner McGranahan also provided background information on the project.

Commissioner Malloy disclosed that she had visited the property several times and once walked the property with Mr. Doble the neighbor. She expressed concern with the accuracy of the story poles.

The architect stated that the story poles were accurate and that he could provide a certification from a licensed surveyor.

Commissioner Allen stated that she also spoke with the Dobles and she too questioned the accuracy of the story poles.

At 8:17 p.m., the Public Hearing was opened.

Paul Doble, resident, expressed concern with the proposed height of the retaining walls, the situation of the house on the lot and the location of the proposed guest house. He also expressed concern for safety during construction and suggested that something more secure than a construction fence be installed.

Mary McCarthy Doble, resident, expressed concern with the location of the proposed main residence and suggested that a fence be considered as a safety measure.

Mr. Kleinman, applicant, spoke with regard to on-going litigation between him and the Dobles.

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Mrs. Doble stated that her comments and concerns have nothing to do with the on-going litigation reported by Mr. Kleinman.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:30 p.m.

Commissioner Malloy acknowledged receipt of a letter in opposition to the project and she expressed concern with the accuracy of the story poles and the guest house.

Commissioner Allen stated that she was not in favor of the wooden fence and that an open design iron fence would be more acceptable.

Chairperson Anstandig expressed concern with the location and the height of the secondary dwelling unit.

Discussion commenced. Following the discussion, Commissioner Allen moved to continue the application to allow the applicant time to verify the accuracy, and correct, if necessary, the story poles, consider relocating the house an additional 5 feet from the side property line and to consider relocation of the guest house. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

- **17990 Daves Ave**

SS-08-35

Daves Ave LLC

The applicant is requesting recommendation for approval for a Site Development Permit for an interior and exterior remodel of an existing two story residence, detached garage and secondary dwelling unit. The applicant is also requesting a variance from the City Council to change the non-conforming condition of the non-conforming structure to another non-conforming condition by decreasing the size of the existing residence from 8,071 sq. ft. to approximately 8,007 sq. ft.

The project was introduced by Associate Planner McGranahan. She also answered questions from the Commission.

The project architect provided details on the project and answered questions from the Commission.

At 9:00 p.m., the Public Hearing was opened. Since there was no one wishing to speak, the Public hearing was closed.

Commissioner Malloy moved to recommend to the City Council approval of the project. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

- **15191 Karl Avenue**

SS-08-17

Montano

The applicant is requesting recommendation for approval of a Site Development Permit to demolish an existing two story residence and to construct a new two story residence of 12,273 sq. ft. with a garage of 2,348 sq. ft., a secondary dwelling unit of 900 sq. ft. and to remove 6 trees. The applicant

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is also requesting a Grading Use Permit from the City Council to grade approximately 2,700 cubic yards.

Chairperson Anstandig opened the Public Hearing at 9:20 p.m.

Don Herman, resident, spoke in favor of the proposed design for the residence, but suggested that the second story of the garage be lowered.

Adu Bagley, resident, also expressed concern with the height of the garage.

Jon Tripp, resident, spoke in support of the project.

Since there was no one else wishing to speak, the Public Hearing was closed at 9:27 p.m.

Discussion commenced. The Commissioners expressed concern with the height of the garage. Commissioner Mastropolo stated that he could support a recommendation to the City Council for approval of the project with the condition that the garage height be lowered by 3 feet.

Commissioner Allen moved that the Site and Architecture Commission recommend to the City Council conditional approval of the project. The condition would require the height of the garage to be lowered by 3 feet. The motion was seconded by Commissioner Mastropolo and the motion passed with a 4-0 vote.

Commissioner Allen again explained that due to the close proximity of her residence to the subject property of the next application, she would recuse herself from consideration of the matter. Commissioner Allen left the meeting room.

- **16290 Oakhurst** **SS-08-34** **Powers**

The applicant is requesting a Site Development Permit to modify two second story windows and remove one second story window.

Following a description of the project, the Public hearing was opened at 9:38 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Anstandig moved to approve the application. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

Commissioner Allen rejoined the Commission.

- **15195 Becky Lane** **SS-08-27** **Teitelman**

The applicant is requesting a Site Development Permit to construct a second story addition of 884 sq. ft. to an existing single story residence.

There was no one present to represent the project.

At 9:40 p.m. the Public Hearing was opened. Since there was no one wishing to speak the Public Hearing was closed.

Commissioner Allen moved to continue the application to a time when the applicant or a representative for the project could be present to answer questions from the Commission. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

ADJOURNMENT

At 9:44 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, August 6, 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