



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION
NOVEMBER 5, 2008
MINUTES**

MEETING CALLED TO ORDER

At 7:04 p.m. the meeting was called to order.

ROLL CALL

Present: Commissioners Allen, Malloy, Mastropolo and Chairperson Anstandig

Absent: None

ORDERS OF THE DAY

PUBLIC COMMENT

None

WRITTEN COMMUNICATION

None

APPROVE MINUTES OF AUGUST 6, 2008 MEETING

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

PUBLIC HEARINGS

- **16100 Ridgcrest Avenue** **SS-08-46** **Whitaker**

The applicant requests a Site Development Permit to construct a 6' fence within the required outside side yard setback.

The applicant provided details on the proposed project.

Associate Planner McGranahan answered questions from the Commission relative to the process.

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The Public Hearing was opened at 7:16 p.m. Since there was no one wishing to speak, the Public hearing was closed.

Commissioner Allen stated that she would like to see the fence setback 9 feet from the pavement.

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

The applicant shall be required to place the fence at least nine (9) feet back from the edge of the existing pavement.

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

• **15785 Winchester Boulevard** **SS-08-43** **Huynh**

The applicant requests a Site Development Permit to construct a new 6' entry gate, columns and fence within the required front yard setback.

The property owner provided information on the project and spoke in support of the application.

At 7:21 p.m., the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Mastropolo asked for clarification of the proposed height, materials and colors of the fence.

Commissioner Allen stated that she did not think that the proposed fence was in keeping with the character of the neighborhood and expressed concern for the color. She also stated that she felt the proposed fence was too tall.

Commissioner Malloy agreed that she would prefer the fence to be another color and setback further on the property.

Discussion commenced among the Commissioners.

Chairperson Anstandig moved to approve the application subject to the following conditions:

- The applicant shall situate the fence at least 18-24" back from the front property line.
- The fence shall be an unobtrusive color, such as black or green, not a reflective color, (i.e. white).

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

• **17635 Fairway Circle** **SS-08-45** **Nelsen**

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The applicant requests a Site Development Permit to construct a new 6' entry gate, columns and fence within the required front yard setback.

Susan Combs-Bauer, project landscape architect, provided information on the project and spoke in favor of the application.

At 7:37 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 application. The motion was seconded by Commissioner Allen and the motion passed with a 4-0 vote.

• **15610 Palos Verdes Drive** **SS-08-47** **Gonzales/Allen**

The applicant requests a recommendation for approval of a Site Development Permit for two arbors of approximately 124 sq. ft. and 180 sq. ft. The applicant also requests a Use Permit to allow more than one accessory structure. The requested Use Permit requires approval by the City Council at a later date.

Joel Bredahl, applicant, provided information on the project and spoke in support of the application.

At 7:42 p.m., the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Allen moved that the Site and Architecture Commission recommend to the City Council approval of the Site Development Permit. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

• **16379 Ridgecrest Avenue** **SS-08-49** **Coe**

The applicant requests a Site Development Permit to construct an accessory structure of 1,000 sq. ft. and secondary dwelling unit of 700 sq. ft.

Mrs. Coe, applicant, spoke in favor of the application and urged the Commission to approve the application.

Project Architect, Robert Amor, provided information on the project.

At 8:10 p.m., the Public Hearing was opened.

Ken Rodrigues, resident, expressed concern with the height and location of the proposed structures as well as the structures not conforming with the design guidelines. He also stated that he was not in favor of planting of trees that might block his view.

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Terri Stephenson Ghanavati read and submitted a letter expressing concerns with the location and height of the proposed structures.

Mr. Veziroglu, resident, spoke in favor of the application.

Since there was no one else wishing to speak, the Public Hearing was closed. Commissioner Malloy expressed concern with the proposed height and the structures being in line with the design guidelines.

Commissioner Allen questioned the accuracy of the story poles and noted that the proposed structures do not meet the design guidelines or conform with the contours of the land.

Commissioner Mastropolo agreed that the proposed structures did not meet the design guideline and that he would like to have the story poles corrected.

Following discussion, Commissioner Allen moved that the application be continued to allow the applicant time to modify the design to more closely conform with the design guidelines and to correct the story poles. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

- **18366 Chadbourne Lane** **SS-08-48** **Eldredge**

The applicant requests a recommendation for approval of a Site Development Permit for an arbor of approximately 180 sq. ft. The applicant also requests a Use Permit to allow more than one accessory structure. The requested Use Permit requires approval by the City Council at a later date.

Mr. Eldredge, applicant, spoke in favor of the proposal.

Association Planner McGranahan answered questions relative to the application.

At 8:45 p.m., the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Allen moved that the Site and Architecture Commission recommend to the City Council approval of the Site Development Permit. The motion was seconded by Commissioner Mastropolo and the motion passed with a 4-0 vote.

STAFF ANNOUNCEMENTS

Associate Planner McGranahan spoke with regard to the upcoming meeting schedule, quarterly reports to the City Council.

ADJOURNMENT

At 8:50 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, December 3, 2008 to be held in the City Council Chambers located at 18041 Saratoga-Los Gatos Road, Monte Sereno, and California.

Brian Loventhal, City Manager/City Planner

ATTEST:

Andrea M. Chelemengos, City Clerk