



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION
DECEMBER 1, 2008
SPECIAL MEETING
MINUTES**

MEETING CALLED TO ORDER

At 5:30 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 NOVEMBER 5, 2008 MEETING

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

PUBLIC HEARINGS

- **16379 Ridgcrest Avenue** **SS-08-49A** **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. This item was continued from the November 5, 2008 meeting of the Site and Architecture Commission.

Robert Amor, project architect, provided details on the project.

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Dr. Coe, applicant, also provided information on the proposed project.

The Public Hearing was opened at 5:51 p.m.

James Garber, resident, spoke in support of the application.

Barry Chaffin, resident, spoke in support of the proposed project.

Kevin McGinty, landscape architect, spoke in favor of the project and stated that the applicants had considered the neighbors when designing the project and landscape plan.

Ken Rodrigues, resident, expressed concern with the impact the new structures and landscaping would have on the view from his property. He also suggested that the finished floor be lowered.

Christopher Viale, resident, spoke in favor of the proposed project and stated that is happy with the location of the structures and would not like to see them relocated.

Since there was no one else wishing to speak, the Public Hearing was closed at 6:10 p.m.

Commissioners Allen and Malloy each reported that they spoken with Mr. Chaffin and went to Mr. Rodrigues' house. Commissioner Mastropolo and Chairperson Anstandig reported that had met with the applicants.

Commissioner Malloy stated that she felt the applicants had made an effort to lower the buildings and she feels they have mitigated the concerns as much as possible.

Commissioner Mastropolo concurred with Commissioner Malloy's comments.

Commissioner Allen stated that she was pleased to see the structures lowered from the previous review and that the visual concerns had been mitigated that she could make the findings in support of the project.

Chairperson Anstandig stated that with the lowering of the structures he feels the concerns have been mitigated and that he could support the project.

Following discussion with regard to the landscaping, Commissioner Malloy moved that the Site and Architecture commission make the required findings and approve the application subject to the following conditions:

- 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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- **17401 El Rancho Avenue**

SS-08-51

Handyside

The applicant requests a Site Development Permit to demolish an existing home and construct a new two story residence of 4,445 sq. ft. including a basement and accessory structure of 562 sq. ft. The applicant is proposing to remove 4 trees.

Tom Sloan, architect, and Jarrod Bauman, landscape designer, provided information on the project.

Graham Handyside, property owner, spoke in favor of the project and provided additional information.

At 6:36 p.m. the Public Hearing was opened.

Sharon Snyder, resident, expressed concern with the height and size of the proposed residence. She spoke in favor of the use of native landscaping and the use of the green/environmentally friendly building elements.

Mark Bresniker, resident, expressed concern with the proposed structures impacting the privacy of his property and blocking the sun light to his property. He also expressed concern with noise from the road bouncing off of the structure and impacting his property. He also expressed concern with the proposed size of the house.

Steve Swanson, resident, expressed concern with the removal of trees, requested that the oak be preserved and that the proposed wall around the property encompass the existing trees and be landscaped for screening purposes. Mr. Swanson stated that he would like to see the pool house lowered and relocated. Lastly he stated that he thought the proposed residence is too large for the neighborhood.

Gary Schloh, resident, expressed concern with the proposed residence not fitting in with the existing character of the neighborhood.

Frank Bonacorsi, resident, spoke in favor of the project, but suggested that landscaping be used to screen the second story windows.

Clint Snyder, resident, provided information on the sizes of the existing homes in the neighborhood in comparison to the proposed residence.

Angela Pace, resident, expressed concern with the size and height of the proposal, privacy impacts and the structures blocking of sunlight. She also expressed concern for the use of Italian Cypresses in the landscape plan.

Since there was no one else wishing to speak the Public Hearing was closed at 7:00 p.m.

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Commissioner Malloy reported that she had visited the Bresniker's house. She stated that the subject lot is the highest lot on the street and that the house appears massive, bulky and tall. She stated that the proposed wall also creates bulk.

Commissioner Allen stated that she does not think the house fits the neighborhood and is too massive.

Chairperson Anstandig reported that he had met with Ms. Place. He stated that he likes the design of the house, but is concerned with the proposed wall, and the height of the proposed residence. He suggested that the applicant met with the neighbors to address their concerns.

Commissioner Mastropolo concurred with Chairperson Anstandig's comments

Chairperson Anstandig moved that the application be continued to allow time for the applicant to mark the trees that are proposed to be removed and to address the concerns expressed by the neighbors. The motion was seconded by Commissioner Malloy 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.

There was consensus to cancel the regularly scheduled meeting for January 3, 2009 and schedule a special meeting for 7:00 p.m. January 10, 2009.

ADJOURNMENT

At 8:50 p.m., the meeting was adjourned to a special meeting 7:00 p.m. January 10, 2009 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