



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION  
FEBRUARY 7, 2007  
MINUTES**

**REGULAR MEETING CALLED TO ORDER**

At 7:07 p.m. the meeting was called to order.

**ROLL CALL**

Present: Chairperson Allen and Commissioners Anstandig and Malloy  
Absent: Commissioner Madala

**PUBLIC COMMENT**

None

**APPROVE MINUTES OF DECEMBER 6, 2006 MEETING**

Chairperson Alan moved to approve the minutes. The motion died for lack of a second.

**• 16359 Belmont Court                      SS-06-38A                      Bean**

Applicant is requesting a Site Development Permit to remodel the interior and add approximately 961 sf to the first floor and approximately 225 sf. to the second floor of any existing two-story residence. The application also includes a change in the exterior materials. Continued from the meeting of December 6, 2006.

Following a description of the project, the Public Hearing was opened at 7:13 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Chairperson Allen moved to approve the Site Development Permit. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

## MINUTES

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• **17349 Parkside Court**                      **SS-07-07**                      **Mohr**

Applicant is requesting a Site Development Permit to modify an existing single story residence.

Following a description of the project, the Public Hearing was opened at 7:23 p.m.

Steven Chow, neighbor, expressed concern with the north kitchen window and its impact on his privacy.

Since there no one else wishing to speak, the Public Hearing was closed at 7:25 p.m.

Discussion commenced.

Chairperson Allen moved to approve the application with the condition that the kitchen window on the north elevation be removed. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

• **18317 Chadbourne Lane**                      **SS-07-03**                      **Woodward**

Applicant is requesting a Site Development Permit to modify the façade of an existing two-story residence. The modifications include a change in the exterior materials, addition of new columns and shutters, a change in the second floor roof line and replacement of the second story deck railing.

Following a description of the project, Chairperson Allen opened the Public Hearing at 7:32 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

• **18641 Withey Road**                      **SS-07-01**                      **Murphy**

Applicant is requesting approval of a Site Development Permit to change the style of a second floor window and construct a roof over the proposed window.

Following a description of the project, the Public Hearing was opened at 7:37 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.

• **18723 Withey Road**                      **SS-06-10B**                      **Pakravan**

Applicant is requesting a modification to an approved Site Development Permit. The modification consists of a change in the driveway design. The application also includes a request to remove six (6) trees.

Following a description of the driveway modification, the Public Hearing was opened at 7:49 p.m.

Mark Fredkin, attorney representing the applicant, stated that the tree removal was necessary to accomodate a driveway that would meet County Fire Department standards.

Neighbors Mr. Mortara, Ms. Kouns, Ms. Hadid, Ms. Frazer and an unidentified neighbor expressed concern with removal of the trees.

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

Discussion commenced with regard to the proposed tree removal to accommodate the driveway design. The Commission inquired about evidence of the Fire Department denial of the originally approved driveway design.

Chairperson Allen moved to deny the application without prejudice. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

The Commission suggested that the applicant get a letter from the Fire Department representing its position on the originally proposed driveway.

• **17820 Daves Avenue**                      **SS-07-06**                      **Driscoll**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single story residence of 3,375 sf. The application also includes a request to construct a detached accessory structure and remove 11 trees.

Following a description of the project, Chairperson Allen opened the Public Hearing at 8:25 p.m.

Neighbor, Kavin Lane, expressed concern with the proposed height of the structure.

Art Feather, Poppy Lane, expressed concern with the height and drainage impacts.

Erol Ceran, Daves Avenue, concurred with the comments from Mr. Feather, but supported redevelopment of the subject parcel.

Ms. Rhodes, neighbor, expressed concern with the proposed height and the proposed residence's compatibility with the existing character of the neighborhood.

There was no one else present wishing to speak.

Discussion commenced among the Commissioners.

Commissioner Malloy stated that she found the proposed structure to be too massive for the lot. She pointed out the minimal setbacks and expressed concern with the proposed height of the structure.

Chairperson Allen concurred with the comments from Commissioner Malloy and suggested that the height of the structure be lowered.

Commissioner Anstandig concurred with the comments of the other Commissioners and expressed concern with the impact the proposed structure would have on the existing neighborhood character.

Chairperson Allen moved to continue the application to allow the applicant time to address the concerns. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

At 8:50 p.m. Chairperson Allen called for a brief recess. At 8:55 p.m., the meeting was reconvened.

• **17815 Daves Avenue**                      **SS-06-47A**                      **Lui/Gong**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single story residence of 3,096 sf. The application also includes a request to remove three (3) trees. Continued from the meeting of December 6, 2006

It was noted that this application had not met the submittal requirements in that no story poles had been erected.

There was consensus of the Commission to continue the application.

• **18229 Saratoga-Los Gatos Road**                      **SS-07-02**                      **Ford**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new two-story residence of approximately 4,346 sf.

Following a description of the project, Chairperson Allen opened the Public Hearing at 9:01 p.m.

Bayazit Rezan, Saratoga-Los Gatos Road, commented on the design of the proposed residence and suggested that the design be stepped to more closely follow the topography of the parcel.

Since there was no one else wishing to speak, the Public Hearing was closed at 9:04 p.m.

Following discussion, Chairperson Allen moved to approve the application. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

**ADJOURNMENT**

At 9:08 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, March 7, 2007 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