



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

REGULAR MEETING CALLED TO ORDER

At 7:10 p.m. the meeting was called to order.

ROLL CALL

Present: Chairperson Allen and Commissioners Anstandig, Madala, and Malloy
Absent: None

PUBLIC COMMENT

None

APPROVE MINUTES OF DECEMBER 6, 2006 MEETING

Commissioner Madala moved to approve the minutes of December 6, 2006. The motion was seconded by Chairperson Allen and the motion passed with a 4-0 vote.

APPROVE MINUTES OF FEBRUARY 7, 2007 MEETING

Commissioner Malloy moved to approve the minutes of February 7, 2007. The motion was seconded by Chairperson Allen and the motion passed with a 4-0 vote.

• 17501 Vineland Avenue SS-07-08 Burns

Applicant is requesting a Site Development Permit to add approximately 485 sf to the second story of an existing two story residence. The application also includes a change in the roof pitch, new siding and windows and a new entry porch

Samuel Burns, property owner, spoke in support of the application. He explained that because the property has some historical value the project proposes to revitalize the property.

Discussion commenced.

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Because of the age of the property, Chairperson Allen moved to continue the application to allow the applicant time to obtain a Historical Evaluation of the property and to prepare and submit detailed plans for the proposed changes to the exterior and the roof.

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

• **18435 Twin Creeks Road** **SS-06-24A** **Rhind**

Applicant is requesting a modification to an approved Site Development Permit. The modification consists of the addition of a window on the second story.

Following a description of the project, the Public Hearing was opened at 7:30 p.m. Since there no one wishing to speak, the Public Hearing was closed.

Discussion commenced.

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

• **15391 Via Palomino** **SS-07-09** **Williams**

Applicant is requesting a Site Development Permit to construct a single story addition totaling 619 sf to the front, side and rear of an existing single story residence. The project also includes an interior remodel, construction of a new rear deck, and an application to remove one (1) tree.

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 Madala and the motion passed with a 4-0 vote.

• **15392 Via Palomino** **SS-07-10** **Martig**

Applicant is requesting a Site Development Permit to construct a single story addition of approximately 221 sf to the rear of an existing single story residence. The project also includes an interior remodel.

Following a description of the project, the Public Hearing was opened at 7:33 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

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• **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 3,197 sf. The application also includes a request to remove sixteen (16) trees. Continued from the meetings of December 6, 2006 and February 7, 2007.

Following a description of the project, the Public Hearing was opened at 7:44 p.m.

Joe Augustino, neighbor, inquired about the proposed tree removals.

The applicant clarified which trees were proposed to be removed.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:45 p.m.

Discussion commenced with regard to the proposed tree removals.

Commissioner Malloy inquired about the landscape plan and suggested that one of the Monterey pines (trees # 18, #19, or #20) be preserved. She stated that should all three trees be removed, a hole in the landscaping would be created.

Chairperson Allen moved to approve the application with the following conditions:

- One of the Monterey pines (trees # 18, #19, or #20) shall be preserved; and
- The trees to be removed shall be clearly marked
- The drainage plan shall be submitted and approved by the City Engineer prior to issuance of the Building Permit

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

• **17820 Daves Avenue** **SS-07-06A** **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. Continued from the meeting of February 7, 2007.

Lili Milano, project architect, provided a description of the project and outlined the changes made to the proposal since the last review.

At 7:59 p.m. Chairperson Allen opened the Public Hearing.

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Mr. Lunguard, neighbor, Kavin Lane, expressed concern with the siting of the proposed residence and potential privacy impacts.

Art Feather, Poppy Lane, expressed concern with the height and potential impacts on the view shed.

Mr. Dricoll, applicant, spoke in favor of his proposal, addressed concerns raised by the neighbors and answered questions from the Commission.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:05 p.m.

Following discussion, Chairperson Allen moved to approve the application subject to the following conditions:

- Prior to issuance of the Building Permit a landscape plan shall be submitted to and approved by the Planning Department; and
- Prior to the issuance of the Building Permit a drainage plan shall be submitted to and approved by the City Engineer.

The motion was seconded by Commissioner Anstandig and the motion passed with a 3-1 vote. Commissioner Malloy voted No.

Commissioner Malloy expressed concern with the minimum side yard setback.

- **18723 Withey Road** **SS-07-11** **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.

Mark Fredkin, Attorney representing the applicant, spoke with regard to the application and the Fire Department's regulation applicable to driveways and access. He spoke with regard to the dangerous condition of the driveway and the trees that need to be removed in order to meet the Fire Department's requirements. He also spoke with regard to tree replacement and answered questions from the Commission.

At 8:29 p.m. Chairperson Allen opened the Public Hearing.

Charles Killion, Attorney representing Steve Mortara, submitted photos of the subject site and pointed out that a significant amount of grading is proposed. He stated that the driveway realignment would greatly impact his client and his client's property. He stated that he spoke with the Fire Department and that the Fire Department can not legally require the realignment of

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the driveway. He spoke of other options such as reducing the square footage of the addition thus not triggering the Fire Department condition. He also answered questions from the Commission.

Tamara Frazier, neighbor, commented on the discussion not focusing on the issue of the trees.

Since there was no one else wishing to speak the Public Hearing was closed at 8:36 p.m.

Discussion commenced. Each Commissioner stated that they felt the existing driveway is unsafe.

Chairperson 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 Landscape Plan shall include replacement trees at least 24" box or greater in 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 Madala and the motion passed with a 4-0 vote.

Chairperson Allen called for a brief recess at 8:45 p.m. The meeting was reconvened at 8:50 p.m.

- **16291 Withey Road** **SS-06-45** **Assadi**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single-story residence of approximately 6,532 sf.

Following a description of the project by Mark Fredkin, Attorney for the applicant, Chairperson Allen opened the Public Hearing at 8:52 p.m.

An unidentified neighbor expressed concern with any trees located at the rear of the property being removed.

Ms. Fraser, neighbor, spoke in support of the reduced height of the proposed structure.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:54 p.m.

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

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Malloy moved to appoint Barbara Allen, current Commission Chairperson, to serve as Chairperson for the remainder of 2007 and to appoint Commissioner Madala as Vice Chairperson. The motion was seconded by Commissioner Madala and the motion passed with a 4-0 vote.

ADJOURNMENT

At 9:15 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, April 4, 2007 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