



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION  
MAY 2, 2007  
MINUTES**

**REGULAR MEETING CALLED TO ORDER**

At 7:12 p.m. the meeting was called to order

**ROLL CALL**

Present: Vice Chairperson Madala, Commissioners Anstandig and Malloy  
Absent: Chairperson Allen

**PUBLIC COMMENT**

None

**APPROVE MINUTES OF APRIL 4, 2007 MEETING**

Commissioner Malloy moved to approve the minutes. Commissioner Anstandig seconded the motion and the motion passed with a 3-0 vote.

**PUBLIC HEARINGS**

- **16215 Rose Avenue**                      **SS-07-24**                      **Karpf**

Applicant is requesting a Site Development Permit for an interior bathroom remodel and addition of a new second story window.

Following a description of the project, the Public Hearing was opened at 7:18 p.m.

Paul Doble, Greenwood Road, spoke in support of the project.

Since there was no one wishing to speak, the Public Hearing was closed at 7:19 p.m.

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

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- **16091 Greenwood Road**                      **SS-06-23B**                      **Doble**

Applicant is requesting a modification to a Site Development Permit to add a second story bathroom window and change the garage façade from stone to stucco.

The Public Hearing was opened at 7:20 p.m. Since there was no one wishing to speak, the Public Hearing was closed at 7:21 p.m.

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

- **15950 Viewfield Road**                      **SS-06-34A**                      **Rossi**

Applicant is requesting a modification to an approved Site Development Permit. The modification consists of changes to the previously approved exterior materials, the addition of a second floor balcony, modification of the front entry and interior remodel.

The Public Hearing was opened at 7:24 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

- **15590 Kavin Lane**                      **SS-07-22**                      **Andrews**

Applicant is requesting a Site Development Permit to demolish an existing residence and garage and construct a new single story residence of approximately 3,306 sq. ft. The applicant also requests a permit to remove 6 trees.

Following a description of the project, the Public Hearing was opened at 7:29 p.m.

Ms. Alvis, neighbor, spoke with regard to removing additional trees and expressed concern with regard to drainage and inquired about construction of a new fence.

Since there no one else wishing to speak, the Public Hearing was closed at 7:39 p.m.

Following brief discussion, Commissioner Malloy moved to approve the application with the condition that the applicant submits a drainage plan to prevent any additional surface water runoff onto neighboring properties. The plan shall be reviewed and approved by the City Engineer prior to issuance of the Building permit. The motion was seconded by Commissioner Anstandig and the motion passed with a 3-0 vote.

• **17751 Bruce Avenue**                      **SS-07-20**                      **Stovall**

Applicant is requesting a Site Development Permit to demolish an existing structure and construct a new single family residence of approximately 2,998 sq. ft.

The application was continued to allow the applicants to complete the required story poles.

• **17501 Vineland Avenue**                      **SS-07-08**                      **Burns**

Applicant is requesting a Site Development Permit to add approximately 485 sq. ft. to the second story of an existing two story residence. The application also includes a change in the roof pitch, exterior materials, windows and a new entry porch. Continued from the 3/7/07 meeting.

Following a description of the project, the Public Hearing was opened at 7:44 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Malloy stated that the proposed change in the roof pitch changes the look of the house. She also inquired about the lack of a proposed landscape plan.

Commissioner Anstandig spoke with regard to the project's compatibility with the existing character of the neighborhood.

Vice Chairperson Madala also stated that he would like to see a proposed landscape plan.

Vice Chairperson Madala moved to continue the application to allow the applicant time to submit a landscape plan and address the comments expressing concern with the compatibility of the proposed alteration with the character of the existing neighborhood.

The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

• **16235 Greenwood Lane**                      **SS-07-19**                      **Ho/Nguyen**

Applicant is requesting a Site Development Permit to construct a new single family residence of approximately 6,398 sq. ft., a three car garage of approximately 698 sq. ft., a guest house and 939 sq. ft. cabana pool house.

This application was continued to allow for completion of the required story poles.

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• **15351 Via Palomino**                      **SS-07-21**                      **Pollock**

Applicant is requesting a Site Development Permit to add approximately 473 sq. ft. to an existing single family residence and construct a Cabana of approximately 234 sq. ft.

Following description of the project the Public Hearing was opened at 8:05 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

• **17971 Rose Court**                      **SS-07-23**                      **Peckham**

Applicant is requesting a Site Development Permit to add 1,251 sq. ft. to an existing single family residence. The application also involves an extensive interior remodel.

The application was continued to allow completion of the required story poles.

**ADJOURNMENT**

At 8:07 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, June 6, 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