



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION
JUNE 6, 2007
MINUTES**

REGULAR MEETING CALLED TO ORDER

At 7:00 p.m. the meeting was called to order

ROLL CALL

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

PUBLIC COMMENT

None

APPROVE MINUTES OF MAY 2, 2007 MEETING

Commissioner Anstandig moved to approve the minutes. Commissioner Malloy seconded the motion and the motion passed with a 4-0 vote.

PUBLIC HEARINGS

- **16190 Rose Avenue** **SS-07-26** **Faugno**

The applicant is requesting a Site Development Permit to construct a 593 sq. ft. single story addition to an existing two story single family residence.

Following brief discussion it was determined that the story poles had not been erected by the required deadline. Chairperson Allen moved to continue the application to a future meeting. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 vote.

- **17990 Rose Court** **SS-06-27C** **Werner**

The applicant is requesting a modification to a previously approved Site Development Permit to increase the height of the proposed single family residence by one foot.

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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 at 7:17 p.m.

Chairperson Allen expressed concern for the change in height stated that she could not support the modification.

Commissioner Anstandig moved to approve the application. The motion was seconded by Commissioner Malloy and the motion passed with a 3-1 vote. Chairperson Allen voted No.

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

The applicant is requesting a Site Development Permit to demolish a single family residence and construct a new one story single family residence of 3,414 sq. ft. The application also includes a request to remove 11 trees. This item was continued from the 5/2/07 meeting.

The Public Hearing was opened at 7:36 p.m.

Barry Hayes, Rose court, spoke in opposition to the application expressing concern with the size of the proposed residence and stating that the style of the proposed residence is out of character with the existing neighborhood.

Gwen Boswell, neighbor, inquired about the application.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:40 p.m.

Commissioner Malloy stated that she did not feel the proposed residence fit within the existing character of the neighborhood.

Chairperson Allen agreed with Commissioner Malloy's comment and added that she would like to see a reduction in the mass and bulk and other exterior materials instead of stucco walls and tile roofing.

Commissioner Madala stated that he would like to see additional landscaping to screen the house.

Chairperson Allen suggested that wood siding be used and additional landscaping provided.

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

- The applicant shall submit a revised Landscape Plan, subject to City approval, prior to issuance of Building Permit.

- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.
- The applicant shall submit revised elevations showing wood siding instead of stucco, subject to City approval, prior to issuance of Building Permit.
- The applicant shall submit a roof plan specifying the type of roofing material to be used will be shake, subject to City approval, prior to issuance of Building Permit.
- The applicant shall submit a revised site plan addressing the retaining wall in the front yard, subject to City approval, prior to issuance of Building Permit.

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

• **17281 El Rancho Avenue** **SS-06-31B** **Parvahan**

The applicant is requesting a modification to a previously approved Site Development Permit for a residential interior remodel and addition of 1,645 sq. ft. to an existing single family residence. The application also includes a request to remove 1 tree.

Following a description of the project, the Public Hearing was opened at 8:07 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Following brief discussion, Chairperson Allen moved to approve the application with the conditions:

- The applicant shall submit a revised Landscape Plan, including at least a 24 inch box native evergreen tree, subject to City approval, prior to issuance of Building Permit.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

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

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

The 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. This item was continued from the 5/2/07 meeting.

Following a description of the project, the Public Hearing was opened at 8:16 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

• **17970 Daves Avenue** **SS-07-27** **Mack**

The applicant is requesting a Site Development Permit to construct a 1,128 sq. ft. addition to an existing two story single family residence.

Following brief discussion it was determined that the story poles had not been erected by the required deadline. Chairperson Allen moved to continue the application to a future meeting. The motion was seconded by Commission Anstandig and the motion passed with a 4-0 vote.

• **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.

ADJOURNMENT

At 8:25 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, July 11, 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