



**MONTE SERENO SITE AND ARCHITECTURE COMMISSION
SEPTEMBER 5, 2007
MINUTES**

MEETING CALLED TO ORDER

At 7:05 p.m. the meeting was called to order

ROLL CALL

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

PUBLIC COMMENT

None

APPROVE MINUTES OF AUGUST 1, 2007 MEETING

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

PUBLIC HEARINGS

• **18321 Lexington Drive SS-07-42/U-07-02 Kirkorian**

The applicant is requesting recommendation for approval from the Site and Architecture Commission to the City Council for a Site Development Permit to construct an arbor which is larger than 120 sq. ft. The proposed structure, if approved, would be the third accessory structure on the property. Therefore, pursuant to the Municipal Code, the applicant must obtain a Use Permit. The Use Permit, together with the Site Development Permit, will be considered by the Council at a later date.

Associate Planner McGranahan explained that the applicant had modified the application and that the project no longer requires approval from the Site and Architecture Commission.

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• **16345 Alexander Avenue** **SS-07-44** **Morimoto**

The applicant is requesting a Site Development Permit to add 327 sq. ft. to an existing two-story single family residence and to convert 400 sq. ft. to an attached secondary dwelling unit.

Commissioner Anstandig announced that his property is located within 300 feet of the subject property. However, in order to maintain a quorum, Commissioner Anstandig would be present during the voting, but would abstain from casting a vote.

A brief description of the project was given.

At 7:07 p.m. the Public Hearing was opened.

Jack Cody, Alexander Ave., inquired about the location of the staircase to the second dwelling unit.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:10 p.m.

Following brief discussion, Chairperson Allen moved to approve the application. The motion was seconded by Commissioner Malloy and the motion passed with a 2-0-1 vote. Commissioner Anstandig abstained since his property is located within 300 feet of the subject property.

• **17662 Daves Avenue** **SS-07-33** **Moran**

The applicant is requesting a Site Development Permit to construct a new two-story single family residence of 4,255 sq. ft., detached garage of 611 sq. ft. and an attached secondary dwelling unit of 381 sq. ft.

Following a description of the application the Public Hearing was opened at 7:25 p.m.

Rochelle Baumstein, Michael Lane, stated that she would like landscape screening along the east property line of the subject parcel to mitigate light from shining onto her property.

Brian McCollum, Daves Avenue, spoke in support of the application.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:28 p.m.

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

• **18820 Withey Road** **SS-07-43** **Spencer**

The applicant is requesting a Site Development Permit to construct a new two-story single family residence of 5,159 sq. ft., detached garage of 816 sq. ft and a secondary dwelling unit of 653 sq. ft. The application also includes a request to remove 2 trees.

Following a brief description of the project, the Public Hearing was opened at 7:48 p.m.

Janet Canning, Withey Road, expressed concern with amount of lot coverage proposed and the additional drainage onto her property.

Heidi Sprick, Withey Road, stated that she found the proposed structures to be massive and visually impactful. She pointed out that the project was not in accordance with the City's Design Guidelines and inquired if the driveway design had been reviewed and approved by the Fire Department.

Glen Proctor, Greenwood Lane, stated that the proposed project does not fit the character of the neighborhood and does not follow the topography of the site.

Tamara Frazier, Withey Road, expressed concern with the size of the proposed structure and the visual impact as well as noise impacts.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:55 p.m.

Chairperson Allen stated that the proposed structure appears to be massive and will stand out on the property. She agreed that the proposed project does not seem to follow the contours of the land. With regard to the driveway, she stated that she would like the driveway plan to be reviewed by the Fire Department for accessibility standards.

Commissioner Anstandig stated the he too found the proposed residence to be massive on a very prominent parcel. He also wondered about accommodating construction parking and equipment.

Commissioner Malloy expressed concern with the grading of the parcel.

Following discussion, Chairperson Allen moved to continue the matter to allow the applicant time to consult with the Fire Department regarding the driveway design and for the mass and bulk of the project to be reviewed and possibly reduced. The motion was seconded by Commissioner Anstandig and the motion passed with a 3-0 vote.

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

The applicant is requesting a Site Development Permit to construct a new two story single family residence with basement of 6,366 sq. ft., a detached second dwelling unit of 636 sq. ft. and a detached cabana of 820 sq. ft. cabana pool house. The application also includes a request to remove 15 trees. This item was continued from the 6/18/07 meeting.

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

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Joe Hodges and Jennifer McNeil, Greenwood, expressed concern with the location of the pool equipment and the proposed structures. They explained that both are situated very close to the property line and to their home. They expressed concern with the size of the proposed home and stated that they were confused with the number of trees proposed to be removed.

Glen Proctor, Greenwood Lane, stated that the mass of the proposed house was of concern as well as the driveway design. He stated that by shifting the location of the house, a number of the trees could be saved. Mr. Proctor also spoke with regard to the elevations of the residence and that additional measures should be taken to soften the elevations.

Alain Defrenne, Greenwood Lane, objected to the location of the pool equipment, the number of trees proposed to be removed and the location of the proposed structures.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:40 p.m.

Chairperson Allen wondered why relocation of the structures had not been considered and also inquired if the driveway design and location had been reviewed by the Fire department.

Commissioner Malloy stated that the trees proposed to be removed had not been clearly marked. She also stated that the pool equipment and the driveway should be relocated.

Commissioner Anstandig agreed that the placement of the structures should be reconsidered.

Following discussion, Chairperson Allen moved to continue the application to allow the applicant to reconsider the location of the structures, the driveway and the pool equipment as well as submit an arborist report with regard to the trees on the site. The motion was seconded by Commissioner Malloy and the motion passed with a 3-0 vote.

NEW BUSINESS

- Discuss submittal requirements for Site Development Permits.

The Commission discussed reconsidering the deadline for story poles and tree tags, strictly enforcing the story pole requirement of outlining the footprint of the proposed structure and marking the trees to be saved with green ribbons and the trees to be removed with red ribbons. The Commissioners also discussed the option of requiring verification, by a civil engineer or land surveyor, of the accuracy of story poles and stronger encouragement from the City for applicants to discuss their project with neighbors prior to City review. It was suggested that the City provide the applicant with the address list of those property owners that will be sent a notice. Lastly, the Commission discussed implementation of a mechanism for City staff to check the age of structures coming before the Site and Architecture Commission for review.

ADJOURNMENT

At 9:18 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, October 3, 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