



## MINUTES

City of Monte Sereno

Site and Architecture Commission

October 3, 2007

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Since there was no one else wishing to speak, the Public Hearing was closed at 7:15 p.m.

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.

- **16220 Greenwood Avenue**                      **SS-07-35**                      **Siegel**

The applicant is requesting a Site Development Permit to allow for a remodel and addition of 1,317 sq. ft. to an existing two story single family residence, an addition to a detached second dwelling unit and construction of a 500 sq. ft. accessory structure. This application also includes a request to remove 3 trees.

Per the applicant's request, the application was continued to a future meeting, which will be renoticed.

- **16145 Greenwood Road**                      **SS-07-36A**                      **Millerbis**

The applicant is requesting a Site Development Permit to allow for a remodel and addition of 609 sq. ft. to an existing two story single family residence. This item was continued from the 8/1/07 meeting.

A brief description of the project was given.

At 7:25 p.m. the Public Hearing was opened.

Mr. Mawla expressed concern with the proposed addition blocking his view and impacting his privacy. He stated that he felt there were other, less impactful, options available that should be considered.

Ted Mawla, Greenwood Road, expressed concern with the placement of the master bedroom window and impacts to privacy.

Tina Mawla, Greenwood Road, expressed privacy concerns.

Paul Doble, Greenwood Road, urged the Commission to require the applicants to consider other options.

Mary Doble, Greenwood spoke with regard to the impact the loss of the view would have on property values.

Fred Lumineso spoke in support of the application.

Nathera Mawla, Greenwood Road, expressed concern with the master bedroom addition and its impact on property values.

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Roy Billings, Greenwood Road, stated that something needs to be done with property since it has sat vacant for sometime.

Steve Kole, Greenwood Road, spoke in support of the application and stated that as long as the project is in compliance with the City codes the property owners should be allowed to develop the property as they want.

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

Discussion commenced.

Chairperson Allen and Commissioner Malloy indicated that they had visited the site.

Commissioner Malloy stated that she thinks the applicants have presented the best plan with regard to accommodating the neighbors' concerns.

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

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

The applicant is requesting a Site Development Permit to construct a new two story single family residence of 6,366 sq. ft. with basement, a detached second dwelling unit of 636 sq. ft. and a detached pool house of 820 sq. ft. The application also includes a request to remove 15 trees. This item was continued from the 9/5/07 meeting.

Following a description of the application the Public Hearing was opened at 8:10 p.m.

Omid Shakeri, Greenwood Lane, spoke in support of the project, except for the location of the storm drain that he thinks should be relocated.

Paul Doble, Greenwood Road, questioned the volume of dirt proposed to be moved and wondered about the accuracy.

Joe Hodges and Jennifer McNeil, Greenwood Lane, expressed concern with the location of the cabana which they feel is situated very close to the property line and to their home. They pointed out that relocation of the structure would preserve some of the trees. They requested that the applicant be required to install a hedge along the property line to mitigate any privacy impacts.

Amy Huang, Greenwood Lane, expressed concern regarding the location of the proposed structures.

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Mary Doble, Greenwood Road, stated that the proposed project would have a negative affect on the property values of the homes in the neighborhood.

Alain Defrenne, Greenwood Lane, stated that the applicant should consider relocating the structures.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:21 p.m.

Commissioner Anstandig expressed concern with the proposed locations of the structures and stated that he would like to see other alternatives.

Chairperson Allen agreed with Commissioner Anstandig's comments.

Following discussion, Chairperson Allen moved to continue the application to allow the applicant to address the concerns and correct the story poles. The motion was seconded by Commissioner Malloy and the motion passed with a 4-0 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. This item was continued from the 9/5/07 meeting.

Following a brief description of the project, the Public Hearing was opened at 8:43 p.m.

Tamara Frazier, Withey Road, expressed concern with the size and location of the proposed structure. She stated that the proposed project does not comply with the Design Guidelines.

Betty Kouns agreed with Ms. Frazier's comments.

Lyle Older, Withey Road, stated that he does not think the proposed structure fits in with character of the neighborhood and feels that the applicant should consider relocating the structure further back on the lot.

Chris Henze, Withey Road, expressed concern with the size of the proposed structure and the impacts the structure would have on neighboring properties. He also spoke in favor of utilizing the existing driveway. He also reported that several trees have been removed.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:56 p.m.

Commissioner Madala expressed concern with the report that trees have been removed and urged the applicant to consider relocation of the house on the lot.

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Chairperson Allen pointed out that Withey road has various housing styles. She suggested that the structure be relocated on the lot. She expressed concern with the location and number of driveways.

Commissioner Malloy agreed that the house should be placed further from the road.

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

- The applicant shall re-site the main residence ten feet closer to the south property line.
- The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

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

### **UNFINISHED BUSINESS**

- Adopt revised Site Development Permit Submittal Requirements

Following discussion, Commissioner Anstandig moved that the Site and Architecture Commission recommended that the City develop an Arborist Referral list, that the Site Development Permit Submittal Requirements be amended to revise the time period for which story poles must be completed and that the Commission would rigorously enforce the tree tagging requirement already required by the submittal requirements.

The motion was seconded by Chairperson Allen and the motion passed with a 4-0 vote.

- Recommend to the City Council adoption of additional revised Site Development Permit Submittal Requirements

Discussion commenced with regard to other criteria the Commission might find helpful in reviewing projects. There was discussion regarding story poles and the cost of an engineer verifying the accuracy of the story poles prior to review.

### **STAFF ANNOUNCEMENTS**

- League of California Cities, Planning Commissioner Training, October 25, 2007 at 5:30pm.

**ADJOURNMENT**

At 9:20 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, November 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