



MONTE SERENO SITE AND ARCHITECTURE COMMISSION

MINUTES April 6, 2005

REGULAR MEETING CALLED TO ORDER

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

ROLL CALL

Present: Chairperson Laing, Commissioners Aerts, Allen and Proctor

Absent: None

PUBLIC COMMENT

None

APPROVE MINUTES OF MARCH 2, 2005 MEETING

Commissioner Allen moved to approve the minutes of March 2, 2005. Commissioner Proctor seconded the motion and the motion passed with a 4-0 vote.

- **17231 Clara Street** **SS-05-13** **Ma**

Applicant is requesting a Site Development Permit to add a new attached garage and remodel a portion of the existing garage into living space consisting of a laundry room, half bathroom and game room.

John Ma, applicant, provided information on the project and answered questions from the Commission.

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

Commissioner Aerts moved to approve the application as submitted. Chairperson Laing seconded the motion and the motion passed with a 4-0 vote.

- **15386 Tamson Court** **SS-05-10** **Cumpston/Stavoy**

MINUTES

City of Monte Sereno

Site and Architecture Commission

April 6, 2005

Page 2

Applicant is requesting a Site Development Permit to construct a one-story addition of approximately 72 sf at the front of an existing two-story residence. The application also includes the replacement of the existing exterior material with stucco and stone, removal of two (2) windows on the second floor, the addition of one (1) new window on the second floor and replacement of all existing windows with new windows. The application also includes re-roofing of the entire residence.

John Stavoy, project architect, provided an overview of the project and answered questions from the Commission.

Chairperson Laing opened the Public Hearing at 7:14 p.m. Since there was no one wishing to speak, the Public Hearing was closed at 7:15 p.m.

Discussion commenced.

Chairperson Laing moved to approve the application. Commissioner Allen seconded the motion and the motion passed with a 4-0 vote.

- **15611 Kavin Lane** **SS-05-15** **Johannesson**

Applicant is requesting a Site Development Permit to construct a single story addition of approximately 1,260 sf to an existing single story residence. The application includes construction of a new attached garage, additions to the rear and front of the residence, changes to the front entry, new windows and an interior remodel.

Chairperson Laing moved to continue the matter to the meeting of May 4, 2005 due to the absence of story poles. Commissioner Allen seconded the motion and the motion passed with a 4-0 vote.

- **15376 Karl Avenue** **SS-05-14** **Sandoval**

Applicant is requesting a Site Development Permit to demolish an existing single story residence and construct a new two-story residence of approximately 5,997 sf. The application also includes construction of a second dwelling unit, a pool and removal of eight (8) trees.

Tom Sloan, project architect, provided an explanation of the proposed project and answered questions from the commission.

At 7:30 p.m., Chairperson Laing opened the Public Hearing.

Dawn Shelton, next-door neighbor, expressed concern with additional drainage from the development, construction traffic, dust control and potential damage to her irrigation system from construction equipment.

Since there was no one else wishing to speak, Chairperson Laing closed the public hearing at 7:45 p.m.

Discussion commenced with regard to the concerns raised by the neighbor. The Commission also discussed the need for additional landscaping, particularly along the garage elevation that faces the street.

Following discussion, Commissioner Allen moved that the application be approved with the condition that a landscape plan (incorporating California native vegetation to be installed along the street side of the garage elevation) for the purpose of softening the elevation be submitted and approved by the Planning Department prior to issuance of a Building Permit. In addition, a drainage plan shall be submitted and approved by the City Engineer prior to issuance of the Building Permit. The motion was seconded by Commissioner Proctor and passed with a 4-0 vote.

- **15582 Carrill Court** **SS-05-11** **Brodnik/Ward**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single story residence of approximately 4,921 sf.

Mr. Brodnik, applicant, and the project architect presented the proposed project to the Commission, discussed the details of the project and answered questions with regard to the application.

Commissioner Proctor stated that he thought there were discrepancies between the plan and the story poles erected on the sight.

Discussion commenced with regard to the difference in the story poles and the plans. It was determined that the story poles did not accurately reflect a portion at the rear of the proposed house.

At 8:25 p.m., Chairperson Laing opened the Public Hearing. Since there was no one wishing to speak, the Public Hearing was closed.

Discussion commenced with regard to the story poles. The applicant pointed out that the neighbor most affected by the portion of the proposed residence, which was not accurately depicted by the story poles, was present and indicated that although he assumed the story poles were accurate; he did not have any issues pertaining to the development.

Chairperson Laing and Commissioners Allen and Aerts stated that they felt that the rest of the story poles depicted enough of the proposal to not warrant a delay in the review of the project.

Discussion commenced with regard to existing landscaping. The applicant indicated that he had hoped to save and relocate the existing Japanese maples on the property and that the oleander hedge along the side property line belonged to his neighbor and it should not be affected by the construction.

Following discussion, Chairperson Laing moved to approve the application with the condition that a landscape plan be submitted and approved by the Planning Department prior to the issuance of the Building Permit.

MINUTES

City of Monte Sereno
Site and Architecture Commission
April 6, 2005
Page 4

• **17701 Bruce Avenue** **SS-05-08** **O'Brien**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new two-story residence of approximately 2,998 sf. Continued from the meeting of March 2, 2005.

Greg Zerman, DZ Design, provided information on the proposed new residence and answered questions from the Commission.

At 8:40 p.m., the Public Hearing was opened.

Louise Kirkbride expressed concern with the privacy impact from the second story bathroom window located on the northwest (side) elevation and requested that the glass be obscure.

Arthur Muniz, Vista Drive, expressed concern with the impact of the development on the large tree located in the backyard.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:42 p.m.

Discussion commenced with regard to protection of the large oak tree located in the backyard, the neighbor's privacy concerns and the proposed color of the new residence.

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

1. The applicant shall comply with the recommendations of the City Arborist, including providing detailed construction drawings to the satisfaction of the City to depict recommended foundation and structural plans needed to preserve the oak tree located in the rear of the property.
2. The second story bathroom windows located on the northwestern elevation shall be obscure glass.

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

• **18361 Oak Drive** **SS-05-12** **Mastman**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single-story residence of approximately 5,382 sf. and construction of a Second Dwelling Unit.

Forest Lonbarker, Project representative, provided details on the project and answered questions from the Commissioners.

At 8:50 p.m., Chairperson Laing opened the Public Hearing.

Mr. Denton, neighbor, stated that he had no issues with the proposal.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:51 p.m.

Commissioner Aerts stated that he was pleased with the design and how the structure followed the topography of the site.

Chairperson Laing moved to approve the application. Commissioner Allen seconded the motion and it passed with a 4-0 vote.

• **18391 Oak Drive** **SS-05-06A** **Denton**

Applicant is requesting a Site Development Permit to construct a Second Dwelling Unit of approximately 334 sf. The application also includes construction of a pool and the relocation of one (1) tree. Continued from the meeting of March 2, 2005.

Mr. Denton, applicant, outlined the changes made since the last review and answered questions from the Commission.

Chairperson Laing opened the Public Hearing at 9:00 p.m. Since there was no one else wishing to speak the Public Hearing was closed.

Commissioner Aerts stated that he was satisfied with the lowering of the proposed structure and the added landscaping along the retaining wall.

Commissioner Proctor complimented the applicant on the change to the roofline and stated that the landscape plan presented softens the elevation as seen from the street.

Following discussion, Commissioner Allen moved to approve the application. Chairperson Laing seconded the motion and the motion passed with a 4-0 vote.

• **18531 Oak Drive** **SS-05-04/U-05-03** **Borello/Pham**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new two-story residence of approximately 5,997 sf. The application includes a request for approval to remove 9 trees. This project also requires a Grading Use Permit to grade approximately 1400 cy. The applications for the Tree Removal Permit, the Grading Use Permit and the Site Development Permit will be considered at a future City Council meeting as a noticed Public Hearing. This item requires the Site and Architecture Commission's review and recommendation for approval or conditional approval prior to City Council consideration and final decision. Continued from the meeting of March 2, 2005.

Rachel, Project representative, spoke with regard to the project and answered questions from the Commissioner.

Commissioner Proctor expressed concern with regard to the accuracy of the story poles and stated that it appeared as if a portion of the story poles was missing.

The Commissioner noted the incomplete set of plans submitted and requested that the applicant submit the required three-dimensional diagram and a landscape plan.

MINUTES

City of Monte Sereno

Site and Architecture Commission

April 6, 2005

Page 6

Commissioner Laing moved to continue the application to the May 4, 2005 meeting to allow the applicant time to submit the required plans. Commissioner Allen seconded the motion and the motion passed with a 4-0 vote.

ADJOURNMENT

At 9:15 p.m., Chairperson Laing adjourned the meeting to 7:00 p.m. Wednesday, May 4, 2005 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