



## MONTE SERENO SITE AND ARCHITECTURE COMMISSION

### MINUTES June 1, 2005

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#### REGULAR MEETING CALLED TO ORDER

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

#### ROLL CALL

Present: Chairperson Laing and Commissioners Aerts, Allen and Proctor  
Absent: None

#### PUBLIC COMMENT

None

#### APPROVE MINUTES OF MAY 4, 2005 MEETING

Commissioner Allen moved to approve the minutes of May 4, 2005. Commissioner Aerts seconded the motion and the motion passed with a 3-0-1 vote. Chairperson Laing abstained.

#### CONSIDER SITE AND ARCHITECTURE COMMISSION MEETING SCHEDULE FOR REMAINDER OF 2005

There was no change to the 2005 meeting schedule.

- **17413 Pleasant View Avenue      SS-05-22      McNeil**

Applicant is requesting a Site Development Permit to construct a single story addition of approximately 802 sf to an existing single story residence. The application includes additions to the rear and side of the residence and an interior remodel. In addition, the applicant is requesting approval to remove one (1) tree.

Following the project description, the Public Hearing was opened at 7:09 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Allen moved to approve the application with the following condition:

Applicant shall submit a landscape plan to include the planting of one (1) 24" box replacement tree.

Chairperson Laing seconded the motion and the motion passed with a 4-0 vote.

• **15438 Via Caballero**                      **SS-05-23**                      **Dadgar**

Applicant is requesting a Site Development Permit to construct a single story addition of approximately 1,258 sf to an existing single story residence. The additions are located at the front and rear of the residence. The project also includes an interior remodel and changes to the exterior façade.

At 7:16 p.m. the Public Hearing was opened. Since there was no one wishing to speak, the Public Hearing was closed at 7:17 p.m.

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

• **18478 Twin Creeks Road**                      **SS-05-20**                      **Lenoski**

Applicant is requesting a Site Development Permit to add approximately 1,008 sf to an existing residence. The addition includes an addition to the first story and construction of a new second story master suite. The project also includes an interior remodel and the replacement of all existing windows.

Following a description of the project, the Public Hearing was opened at 7:49 p.m.

Sandra Burgard, Twin Creeks, inquired about the second story portion of the project.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:50 p.m.

Discussion commenced with regard to the roofline along the rear portion of the second story and the story poles at the front entry.

The applicant indicated the roof design could be modified in order to mitigate any potential impacts of the new construction.

Chairperson Laing moved to continue the application to the meeting of July 6 to allow the applicant time to revise the plans to depict a hip roof at the rear of the second story addition and to correct the story pole representation of the roof over the front entry of the proposed structure.

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

• **18001 Constitution**                      **SS-05-21/U-05-05**                      **Price/Young**

Applicant is requesting a Site Development Permit to add on to an existing two-story residence. The project includes an addition of approximately 547 sf to the first story, an addition of approximately 782 sf to the second story, construction of a new second story balcony and construction of a new detached accessory building of approximately 887 sf. The application also requires a Use Permit to allow more than one accessory structure. The Use Permit and the Site Development Permit application 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.

Following a description of the project, Chairperson Laing opened the Public Hearing at 8:13 p.m. Since there was no one wishing to speak, the Public Hearing was closed at 8:14 p.m.

Commissioner Proctor expressed concern with the accuracy of the story poles.

Chairperson Laing stated that she thought the proposed structure needed some architectural detail and the design lacked creativity.

Commissioner Proctor agreed with Chairperson Laing's comments.

Following discussion, Commissioner Allen moved to continue the application to the meeting of July 6 to allow the applicant time to submit the following:

1. A landscape plan
2. An evaluation from a certified arborist on the potential impacts of the proposed construction on the large trees surrounding the proposed structure and the arborist's recommendation for the proposed construction within the drip line of the tree surrounding the proposed structure
3. Revisions to the plans to add articulation around the exterior of the structure including the addition of architectural detail to the exterior elevations.

Chairperson Laing seconded the motion and the motion passed with a 4-0 vote.

**ADJOURNMENT**

At 8:15 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, June 6, 2005 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