



MONTE SERENO SITE AND ARCHITECTURE COMMISSION

MINUTES July 6, 2005

REGULAR MEETING CALLED TO ORDER

At 7:02 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 Aerts moved to approve the minutes of June 1, 2005. Commissioner Allen seconded the motion and the motion passed with a 4-0 vote.

- **16131 Viewfield Road** **SS-05-30** **Jepson**

Applicant is requesting a Site Development Permit to modify windows located on the second story. The request consists of removal of a single second story window and replacement of the window with two smaller windows. The applicant also requests approval to relocate another second story window and change the window to a bay window, including a change to the roof immediately above the subject window.

The applicant indicated that they wished to make modifications to the application, therefore the matter was continued to allow new plans to be submitted and a revised public notice to be mailed.

- **18160 Bancroft Avenue** **SS-05-25** **Worden**

Applicant is requesting a Site Development Permit to construct a second living unit of 900 sf.

Following the project description, the Public Hearing was opened at 7:14 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Allen stated that she would like a landscape plan that retained the rural character of the area by using native plantings to provide screening between the new secondary dwelling unit and the street.

Commissioner Aerts moved to approve the application with the following conditions:

1. The applicant shall submit a Landscape Plan, subject to City approval, prior to issuance of Building Permit.
2. The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

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

• **16260 W. Ellenwood Avenue** **SS-05-24** **Hanish**

Applicant is requesting a Site Development Permit to add approximately 1,171 sf single story addition to an existing residence. The application also includes a request to remove one (1) tree.

Both Chairperson Laing and Commissioner Allen announced that they may have a conflict of interest with regard to reviewing and voting on this application due to the subject property's close proximity to each of their properties.

City Manager Loventhal explained that it would be necessary for one of the Commissioners to remain seated as a Commissioner in order to maintain a quorum so that the project review could proceed.

Chairperson Laing recused herself from the matter.

At 7:24 p.m. the Public Hearing was opened.

Several neighbors spoke in support of the application, mentioned their concern over construction traffic.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:26 p.m.

Commissioner Aerts moved to approve the application. Commissioner Proctor seconded the motion and the motion passed with a 2-0-1 vote. Commissioner Allen abstained.

MINUTES

City of Monte Sereno

Site and Architecture Commission

July 6, 2005

Page 3

• **16285 W. Ellenwood Avenue** **SS-05-26** **Sykes**

Applicant is requesting a Site Development Permit to add approximately 225 sf to the first floor and construct a new second story of approximately 473 sf. The project also includes an interior remodel of the existing first story.

Commissioner Allen announced due to the close proximity of her property to the subject property she would recuse herself from consideration of the application.

Following a description of the project, the Public Hearing was opened at 7:35 p.m.

Mike Balou, neighbor, suggested landscape screening be added to the southeast side of the property.

An unidentified neighbor spoke in support of the project.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:38 p.m.

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

1. The applicant shall submit a Landscape Plan, subject to City approval, prior to issuance of Building Permit.
2. The approved Landscape Plan shall be planted prior to issuance of final approval of the Building Permit.

Commissioner Aerts seconded the motion and the motion passed with a 3-0 vote

• **15191 Karl Avenue** **SS-05-18** **Montano/Harris**

Applicant is requesting a Site Development Permit to demolish an existing garage and build a two story attached garage of approximately 2,276 sf. The proposed garage includes a second story deck. This application was continued from the meeting of May 5, 2005.

Since the Public Hearing had been opened and closed at the last meeting, the Commissioners resumed discussion on the project.

Commissioner Proctor acknowledged the owner's explanation that the style of the proposed garage would be in character with the owner's future house. Commissioner Proctor expressed concern that the proposed garage style may be problematic when the property owner actually begins to design and coordinate a new house with the proposed garage.

MINUTES

City of Monte Sereno

Site and Architecture Commission

July 6, 2005

Page 4

Commissioner Laing noted that the style of the garage may be inappropriate if used for a structure larger than the proposed garage.

Commissioner Allen stated that with regard to the proposed garage matching the style and character of a future house, the applicant may be creating a design problem with the use of large quantities of exterior material such as stucco and tile.

Commissioner Aerts stated that he could accept the proposal because he felt that the structure did not impact the neighbors.

Commissioner Aerts moved to approve the application. The motion was seconded by Chairperson Laing and it passed with a 3-1 vote.

• **18001 Constitution** **SS-05-21A/U-05-05A** **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 491 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. Continued from the meeting of June 1, 2005.

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

Following discussion, Commissioner Allen moved to recommend to the City Council approval of the project subject to the following condition:

1. Applicant shall submit a final landscape plan prior to issuance of Building permit; subject to Planning Department approval.
2. Landscape plan shall be planted prior to final inspection
3. For the purpose of protecting significant trees, the foundation plan shall be reviewed by the City Arborist. The applicant may be required to revise the construction plans based upon the arborist's recommendation.

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

• **18478 Twin Creeks Road** **SS-05-20A** **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. This application was continued from the June 1st meeting for modifications.

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

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

1. The three (3) windows located on the second story in the master bathroom, above the tub and shower, shall be opaque.

• **15136 Via Lomita** **SS-05-28** **PCI Development/Shakeri**

Applicant is requesting a Site Development Permit to construct a new two-story residence of approximately 5,692 sf.

Commissioner Aerts recused himself from this matter due to the subject property's close proximity to Commissioner Aert's property.

Commissioner Allen noted that the storypoles were not in place the minimum eight days prior to the meeting.

Commissioner Proctor concurred.

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

Following brief discussion, Commissioner Allen moved to continue the matter to the meeting of August 2, 2005, to allow for the Commissioners to view the story poles. The motion was seconded by Chairperson Laing and it passed with a 3-0 vote.

• **18485 Withey Road** **SS-05-27** **D&Z Design/Blaettler**

Applicant is requesting a Site Development Permit to demolish an existing residence and construct a new single story residence of approximately 5,924 sf. The application also includes a request to remove 33 trees.

MINUTES

City of Monte Sereno

Site and Architecture Commission

July 6, 2005

Page 6

It was noted that the storypoles for this project had not been erected in sufficient time to meet the required deadline.

Chairperson Laing expressed concern with the proposed structure's close proximity to the 53 and 33-inch oak trees.

Commissioner Proctor stated that the proposed design did not follow the natural topography of the property and that the back elevation appeared large.

The Commission also discussed the need for vegetative screening of the elevation of the proposed structure as viewed from the northern property line, and that they would review an arborist's evaluation and recommendation with regard to construction impact on the trees.

Commissioner Aerts commented on the large number of trees proposed to be removed.

Chairperson Laing moved to continue the application to the August 2, 2005 meeting to allow the applicant time to make modifications based on the comments of the Commissioners, erect the required story poles, submit a revised landscape plan and provide an arborist report. The motion was seconded by Commissioner Allen and it passed with a 4-0 vote.

ADJOURNMENT

At 8:46 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, August 3, 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