



MONTE SERENO SITE AND ARCHITECTURE COMMISSION

MINUTES
August 3, 2005

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 JULY 6, 2005 MEETING

Commissioner Aerts moved to approve the minutes of July 6, 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.

Following brief description of the project, the Public Hearing was opened at 7:02 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

MINUTES

City of Monte Sereno
Site and Architecture Commission
August 3, 2005
Page 2

- **17400 Zena Avenue** **SS-05-29** **Wedemeyer**

Applicant is requesting a Site Development Permit to add approximately 1,832 sf to the first story of an existing two-story residence. The project also includes an interior remodel.

Commissioner Allen moved to continue this application to the meeting of September 7, 2005 since the story pole requirement had not been met by the required deadline. Chairperson Laing seconded the motion and the motion passed with a 4-0 vote.

- **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. This application was continued from the meeting of July 6, 2005.

Commissioner Aerts recused himself from consideration of the application due to the close proximity of the subject parcel to Commissioner Aerts' property.

Following a description of the project, the Public Hearing was opened at 7:13 p.m.

Bonnie Aerts, Danielle Place, expressed concern with privacy impacts.

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

Commissioner Allen stated that she thought the front yard setback should be increased.

Commissioner Proctor agreed that the front yard setback should be increased and that additional landscape should be added for privacy and that the overall structure should be lowered.

Chairperson Laing agreed that the building pad should be lowered to allow the building to be lowered.

Commissioner Allen moved to continue the application to the meeting of September 7, 2005, to allow the applicant to address the comments. Chairperson Laing seconded the motion and the motion passed with 3-0 vote.

- **15318 Elm Park** **SS-05-31** **Haro/Hoffart**

Applicant is requesting a Site Development Permit to add approximately 1,024 sf to an existing two-story residence. Additions are proposed for both the first and second floor of the residence. The project also includes an interior remodel, enlargement of the existing second story deck, construction of a new second story deck and a request to remove five (5) trees.

MINUTES

City of Monte Sereno

Site and Architecture Commission

August 3, 2005

Page 3

Following a description of the project, the Public Hearing was opened at 7:30 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

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

- **18485 Withey Road SS-05-27A 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 5,974 sf. The application also includes a request to remove 20 trees.

Following a description of the project, the Commissioners commented on the proposal.

Commissioner Proctor pointed out some inconsistencies with the plans.

Chairperson Laing expressed concern with the construction impact on the 53" oak tree.

There was also concern with the driveway plan. City Manager Loventhal stated that the plan would need approval from the City Engineer.

Following further discussion, Commissioner Allen moved to continue the application to allow time for the applicant to revise the plans and to obtain a report from the City arborist regarding construction impact to the existing vegetation and recommendations on minimizing impact of the construction. The motion was seconded by Chairperson Laing and carried with a 4-0 vote.

- **18156 Daves Avenue SS-05-32/U-05-06/U-05-07 Camargo/Grant**

Applicant is requesting the Site and Architecture Commission's recommendation to the City Council for Site Development Permit approval to construct a new single story residence of approximately 8,838 sf, a pool house of approximately 758 sf, and a detached garage of approximately 869 sf. The applicant also proposes construction of a new pool, an application to remove twenty-eight (28) trees and construction of a new driveway. This project also requires a Grading Use Permit and a Use Permit to allow more than one detached accessory structure. The applications for the Tree Removal Permit, the Use Permit, the Grading Use Permit and the Site Development Permit will be considered at a future City Council meeting as a noticed Public Hearing.

Following a description of the project, the Public Hearing was opened at 8:15 p.m.

Randy Price, neighbor, stated that he has no objection to the project.

Since there was no one else wishing to speak, the Public Hearing was closed at 8:16 p.m.

Commissioner Allen moved to recommend to the City Council approval of the application. Commissioner Aerts seconded the motion and the motion passed with a 4-0 vote.

ADJOURNMENT

At 8:18 p.m., the meeting was adjourned to 7:00 p.m. Wednesday, September 7, 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