



## MONTE SERENO SITE AND ARCHITECTURE COMMISSION

### MINUTES February 2, 2005

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#### REGULAR MEETING CALLED TO ORDER

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

#### ROLL CALL

Present: Chairperson Laing, Commissioners Allen and Proctor

Absent: None

#### APPROVE MINUTES OF DECEMBER 20, 2004 MEETING

Commissioner Allen moved to approve the minutes of December 20, 2004. Chairperson Laing seconded the motion and the motion passed with a 2-0-1 vote. Commissioner Proctor abstained.

- **17710 Vineland Avenue**                      **SS-04-49/U-04-06**                      **Haven/Moreno**

Applicant is requesting a Site Development Permit to construct a detached garage of approximately 800 sf. The application also requires a Use Permit to allow more than one accessory structure. The 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. This application was continued from the November 3, 2004 meeting.

City Manager Loventhal recapped the concerns raised at the November 3<sup>rd</sup> meeting.

The applicant's representative presented plans containing new information on proposed impervious coverage.

Discussion commenced.

Chairperson Laing moved to continue the application to allow the applicant time to submit plans clearly reflecting the proposed impervious coverage, a demolition plan (pertaining to impervious coverage and the existing shed) and information on the driveway turnaround along with an

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approval from the Fire Department relative to the driveway turnaround. Commissioner Allen seconded the motion and it passed with a 3-0 vote.

• **18100 Constitution** **SS-05-03** **Ould/Schwanke**

Applicant is requesting a Site Development Permit to remodel and add approximately 891 sf to the first story and construct a new second story of approximately 895 sf to an existing single story residence. The application also includes an addition of approximately 21 sf to an existing detached garage, removal of two (2) trees, enlargement of the front terrace and steps and a new retaining wall at the back of the residence.

Following a description of the project, the architect answered questions from the Commission.

Chairperson Laing opened the Public Hearing at 7:29 p.m. Since there was no one wishing to speak, the Public Hearing was closed at 7:30 p.m.

Discussion commenced. The Commission commended the architect on the massing of the structures and suggested the addition of landscaping to soften the new addition.

Commissioner Allen moved to approve the application subject to the following conditions:

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

Chairperson Laing seconded the motion and the motion passed with a 3-0 vote.

**18232 Daves Avenue** **SS-05-01/U-05-01** **McElroy**

Applicant is requesting a Site Development Permit to construct a new accessory structure of approximately 792 sf. Included with this application is a request to remove three (3) trees. The application also requires a Use Permit to allow more than one accessory structure. The Use Permit, the Site Development Permit and Tree Removal request 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.

City Manager Loventhal provided background information on the property and previous reviews for other development on the property. He explained that this application is for the construction of a pool house.

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Mr. McElroy, applicant, provided details about the project and spoke in favor of the application. He also answered questions from the Commission.

Commissioner Proctor stated that he did not think the story poles accurately reflected the proposed structure; specifically, the ridgeline of the building.

In response to Chairperson Laing's question regarding grading required for the proposed pool house, Mr. McElroy explained that the grading needed for the pool house had been approved with his original application for the main residence.

Commissioner Proctor stated that he would like to see the story poles corrected as well as a plan depicting the building's appearance from the sloping side of the property.

At 7:51 p.m., Chairperson Laing opened the Public Hearing.

Lynn Noble, representing her mother Dorothy Noble, property owner across from the subject property, expressed concern with the number of trees proposed to be removed and reminded the Commission that a number of significant trees had already been approved to be removed with the application for the main residence. She also inquired about the review process. She pointed out that the pool house had originally been included on the plans along with the main structure. It was then removed and the project was approved without the pool house. She wondered if the removal of the pool house had any bearing on the Commission's decision regarding the first application. Ms. Noble stated that she was surprised to see the application for the pool house in such a short time after the first project approval.

Since there was no one else wishing to speak, the Public Hearing was closed at 7:52 p.m.

Chairperson Laing stated that she thought the way that the development plan and review process had been separated was backhanded and the full scope of the property development had not been clearly conveyed to the Commission. She stated that removal of the pool house from the plan when the Commission was reviewing the main residence did have bearing on the project's approval.

Mr. McElroy stated that he removed the pool house so that the Site and Architecture Commission could give the application final approval and not have to go before the City Council for the final approval. He pointed out that since the other project has already been approved and is off the table, all anyone has to consider is this one piece.

Commissioner Allen stated that when another structure is added to the property the overall effect is changed.

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Chairperson Laing moved to continue the application to allow the applicant time to correct the story poles, submit cross sections of the pool house from the sloped side of the property and to provide information on and a plan to handle any identified drainage.

• **18317 Chadbourne Lane**                      **SS-05-02**                      **Walker/Kohlsaot**

Applicant is requesting a Site Development Permit to add approximately 621 sf to the back of the first and second story of an existing two-story residence. The project also includes an interior remodel of the existing secondary dwelling unit, an interior remodel of the main residence including a remodel of the front entry, changes in the front exterior finishes, addition of architectural details and construction of a new roof over the back courtyard.

Following a description of the project, Chairperson Laing opened the Public Hearing at 8:07 p.m. Since there was no one wishing to speak, the Public Hearing was closed at 8:08 p.m.

Commissioner Allen moved to approve the application as presented. Chairperson Laing seconded the motion and the motion passed with a 3-0 vote.

• **18310 Bicknell Road**                      **SS-05-05**                      **Billawala/Kohlsaot**

Applicant is requesting a Site Development Permit to remodel over 50% of the interior of an existing two-story residence.

Following a description of the project, the Public Hearing was opened at 8:11 p.m. Since there was no one wishing to speak, the Public Hearing was closed.

Commissioner Allen moved to approve the application. Chairperson Laing seconded the motion and the motion passed with a 3-0 vote.

## ADJOURNMENT

At 8:12p.m., Chairperson Laing adjourned the meeting to 7:00 p.m. Wednesday, March 2, 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