



# AGENDA

## CITY OF MONTE SERENO

TUESDAY, MARCH 18, 2014

REGULAR  
MEETING OF THE  
CITY COUNCIL  
7:00 P.M.

Monte Sereno City Council Chambers – 18041 Saratoga-Los Gatos Road, Monte Sereno, Ca 95030

### \*Staff Recommendation

Confirm Quorum

#### MEETING CALLED TO ORDER

#### PLEDGE OF ALLEGIANCE TO THE FLAG

#### ROLL CALL

#### ORDERS OF THE DAY

#### PRESENTATIONS

- Presentation By Marc Landgraf Of Mid Peninsula Open Space District

Info

#### ORAL COMMUNICATIONS

#### WRITTEN COMMUNICATIONS - None

**CONSENT CALENDAR** (It is recommended that all items listed be acted on simultaneously unless separate discussion and/or action is required by a Councilmember or a member of the audience.)

Action

1. Approve Minutes Of March 4, 2014 City Council Meeting
2. Approve Warrant List
3. Approve Monthly Treasurer's Report Of Month Of February 2012
4. Approve Monthly Financial Report For Month Of February 2012

#### PUBLIC HEARINGS - None

#### UNFINISHED BUSINESS

5. Consider Adoption Of Resolution In Support Of The Midpeninsula Regional Open Space District Bond Measure For Public Access, Open Space Preservation And Habitat Restoration
6. Consider Citizen Appointments (5) To The Monte Sereno Long Term Vision Ad Hoc Committee
7. Consider Appointment Of Citizen (1) To The Monte Sereno Site And Architectural Commission

Action

Action

Action

#### NEW BUSINESS

8. Consider Annual (2013) Housing Progress Report
9. Consider Appointment Of Council Members (2) To A Housing Element Ad Hoc Committee.
10. Introduce And Hold First Reading Of An Ordinance Of The City Council Of The City Of Monte Sereno Amending Title 4, Chapter 4.05, Section 4.05.010 And Repealing Section 4.05.020 Regarding The Registration Of Bicycles

Info

Action

Action

#### All items on the agenda are subject to action/or change by the City Council

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (408) 354-7635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-35.104 ADA Title II] \\Msserver2\Public\AGENDAS-WEB\2014\03-18-14AGN-cc.doc

AGENDA

City of Monte Sereno

March 18, 2014

Page 2

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**COMMITTEE/COMMISSION REPORTS**

**CITY MANAGER'S REPORT**

**COUNCIL MEMBER COMMENTS**

**ADJOURNMENT**



**MONTE SERENO CITY COUNCIL  
MEETING MINUTES**

**MARCH 4, 2014**

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**REGULAR MEETING CALLED TO ORDER**

At 7:30 p.m., Mayor Craig called the meeting to order.

**PLEDGE OF ALLIEGIANCE**

**ROLL CALL**

Present: Council Members Allan, Anstandig (via teleconference), Huff, Rogers and Mayor Craig  
Absent: None  
Staff Present: City Manager Loventhal, City Attorney Powell, and City Clerk Chelemengos

**ORDERS OF THE DAY**

There were no changes made.

**ORAL COMMUNICATIONS**

None

**WRITTEN COMMUNICATIONS**

None

**CONSENT CALENDAR**

Mayor Craig moved to remove agenda item #4 - Consider Adoption of Resolution in Support of the Midpeninsula Regional Open Space District Bond Measure For Public Access, Open Space Preservation and Habitat Restoration- from the Consent Calendar. The motion was seconded by Council Member Allan and the motion passed with a 5-0 vote.

1. Approve Minutes of February 18, 2014 City Council Meeting
2. Approve Warrant List in the amount of \$181,167.68

3. Award Commendation To Monte Sereno Resident Philip John Engelgau For Obtaining The Rank Of Eagle Scout

Council Member Allan moved to approve the Consent Calendar Items 1-3. The motion was seconded by Council Member Huff and the motion passed 5-0 with the following roll call vote.

Ayes: Council Members Allan, Anstandig, Huff, Rogers and Mayor Craig  
Noes: None  
Abstain: None

4. Consider Adoption of Resolution in Support of the Midpeninsula Regional Open Space District Bond Measure For Public Access, Open Space Preservation and Habitat Restoration

Council Member Allan moved to approve a resolution in support of the Midpeninsula Regional Open Space District Bond Measure.

City Manager Loventhal provided information on that matter.

Discussion commenced.

Following discussion, Mayor Craig opened the floor for public comment. There was no one wishing to comment.

The motion to approve failed for lack of a second.

There was Council consensus to delay action on the matter until a representative from the Midpeninsula Regional Open Space District can attend a Council meeting with a presentation on the district and the proposed bond.

#### **PUBLIC HEARINGS**

There were no Public Hearings.

To accommodate a member of the public, Mayor Craig reopened the Oral Communications section of the meeting.

#### **ORAL COMMUNICATIONS**

Bryan Mekechuk complimented the City on the new street signs.

**UNFINISHED BUSINESS**

5. Consider Appointment of Two (2) City Council Members to Serve on the Law Enforcement Services Ad Hoc Committee

City Manager Loventhal provided a report on the matter to the Council.

Council Member Allan moved to appoint Council Member Anstandig and Mayor Craig to Serve on the Law Enforcement Services Ad Hoc Committee. The motion was seconded by Mayor Craig and the motion passed (5-0) with the following roll call vote:

Ayes: Council Members Allan, Anstandig, Huff, Rogers and Mayor Craig  
Noes: None  
Abstain: None

6. Consider Appointment of Two (2) City Council Members to Serve on the Civic Facility Master Plan Ad Hoc Committee

City Manager Loventhal provided a report on the matter to the Council.

Council Member Rogers moved to appoint Council Members Allan and Huff to serve on the Civic Facility Ad Hoc Committee. The motion was seconded by Council Member Craig and the motion passed (5-0) with the following roll call vote:

Ayes: Council Members Allan, Anstandig, Huff, Rogers and Mayor Craig  
Noes: None  
Abstain: None

**NEW BUSINESS**

7. Consider Adoption of A Resolution Changing City Council Meeting Start Time To 7:00 p.m.

City Manager Loventhal provided a staff report and answered questions from the Council

Mayor Craig opened the floor for public comment. There was no one wishing to comment.

Council Member Huff moved to adopt the proposed resolution. The motion was seconded by Council Member Rogers and the motion passed (5-0) with the following roll call vote:

Ayes: Council Members Allan, Anstandig, Huff, Rogers and Mayor Craig  
Noes: None  
Abstain: None

#### **COMMITTEE/COMMISSION REPORTS**

The Council Members reported on the activities of their assigned Commissions/Committees.

#### **CITY MANAGER'S REPORT**

City Manager Loventhal reported on various administrative matters.

#### **COUNCIL MEMBER COMMENTS**

None

#### **ADJOURN TO CLOSED SESSION**

At 8:00 p.m., Mayor Craig read the subject of the Closed Session and adjourned the meeting to Closed Session.

#### **CLOSED SESSION**

##### **CONFERENCE WITH LEGAL COUNSEL –**

- Pursuant to Government Code Section 54956.9 (a) the Council Will Meet In Closed Session to Discuss Existing Litigation – Hacienda Realty, LLC; Russel Stanley v. City of Monte Sereno – Case No 112CV223767

At 8:10 p.m. Council Member Anstandig excused himself and terminated his participation via teleconference.

#### **RECONVENE TO OPEN SESSION**

At 8:42 p.m. Mayor Craig reconvened the meeting to Open Session.

Mayor Craig announced that there was no action taken and nothing further to report.

**ADJOURNMENT**

At 8:43 p.m., Mayor Craig adjourned the meeting adjourned the meeting to 7:00 p.m. Tuesday, March 18, 2014 to be held in the City Council Chambers located at 18041 Saratoga-Los Gatos Road, Monte Sereno, California.

\_\_\_\_\_  
Burton Craig, Mayor

ATTEST:

\_\_\_\_\_  
Andrea M. Chelemengos, City Clerk



**CITY OF MONTE SERENO  
REGISTER OF ACCOUNTS PAYABLE**

AS OF THIS DATE:  
March 18, 2014

CHECK NO.	TO	FOR	AMOUNT	ACCOUNT
14889	Accrisoft Corp.	E-mail server	50.00	01-720
14890	Municipal Code Corp.	Code update service	1,817.61	01-521
14891	XEROX	Copier supplies and service	59.44	01-715
14892	Logan & Powell LLP	Litigation services	723.80	01-427
14893	San Jose Mercury News	Subscription	97.50	01-745
14894	ABAG Power Pool	Office gas utility	134.18	01-705
14895	AT&T Mobility	Cell phone service	43.54	01-720
14896	Howard Rome Martin LLP	Litigation services	5,209.94	01-427
14897	Wells Fargo Mastercard	Meeting expenses	201.50	01-740
14898	Wells Fargo Mastercard	Meeting refreshments	31.89	01-505
14899	Hayes, Scott, Bonion	Litigation services	4,901.84	01-427
14900	American Express	Office supplies	262.35	01-710
14901	Town of Los Gatos	Police services for March 2014	45,775.16	03-545
14902	Town of Los Gatos	COPS grant disbursement	24,999.99	03-548
14903	COMCAST	Internet provider	99.90	01-720
		<b>Grand Total</b>	<b>84,408.64</b>	

I, SUE L'HEUREUX, FINANCE OFFICER DO HEREBY CERTIFY THAT THE PROCEEDING ACCOUNTS HAVE BEEN CHECKED AND FOUND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

  
 \_\_\_\_\_  
 SUE L'HEUREUX, FINANCE OFFICER

\* Reimbursable expense



**TREASURER'S REPORT**

**February 2014**

BALANCE AS OF January 2014  
 RECEIPTS FOR PERIOD  
 INVESTMENTS RECEIPTS DURING PERIOD  
 INTEREST EARNED  
 CASH DISBURSEMENTS FOR PERIOD  
 INVESTED DURING PERIOD

\$853,442.17  
 \$164,132.97  
 \$0.00  
 (\$152,069.65)  
 (\$13,181.40)  
 (\$19,863.01)  
 (\$196.00)  
 (\$322.10)  
 \$35.13  
 \$793.09  
**\$832,771.20**

EFT(PERS retirement)  
 EFT (payroll taxes)  
 Returned Check  
 Bank fees  
 Bank credit  
 Voided checks

**BALANCE IN DEMAND ACCOUNTS**  
 \$500.00 CHECKING  
 \$832,271.20 SAVINGS

FUND DISTRIBUTION IN DEMAND ACCOUNTS  
 1 GENERAL \$671,426.30  
 3 LAW ENFORCEMENT (\$228,146.15)  
 5 TRAFFIC SAFETY \$154,477.36  
 6 POST OFFICE \$35,288.06  
 12 GAS TAX (2107) \$151,996.71  
 25 STORM DRAIN \$45,578.35  
 30 SURETY TRUST \$72.75  
 40 LOMA SERENA LTG. (\$194.48)  
 50 ROSE/ANDREWS LTG. \$2,272.30  
**TOTAL \$832,771.20**

City of Monte Sereno  
Investment Accounts

Local Agency Investment Fund - Custodian

FUND	12/31/2013	Interest	1/31/2014	2/28/2014
General	5,931,832.87	3,858.80	5,935,691.67	5,935,691.67
Traffic Safety	0.00		0.00	0.00
2107 GAS TAX	20,267.89	13.06	20,280.95	20,280.95
Storm Drain	21,000.00		21,000.00	21,000.00
Surety Trust	27,042.53		27,042.53	27,042.53
Building Fund	0.00		0.00	0.00
Loma Serena Litg.	9,000.00		9,000.00	9,000.00
<b>TOTAL</b>	<b>6,009,143.29</b>	<b>3,871.86</b>	<b>6,013,015.15</b>	<b>6,013,015.15</b>

NOTES:

Interest is deposited directly to LAIF account.

This quarterly report is in compliance with the City's investment policy and demonstrates the City's ability to meet its expenditure requirements for the next six months.

Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

[www.treasurer.ca.gov/pmia-laif](http://www.treasurer.ca.gov/pmia-laif)  
March 11, 2014

CITY OF MONTE SERENO

FINANCE OFFICER  
18041 SARATOGA-LOS GATOS ROAD  
MONTE SERENO, CA 95030

PMIA Average Monthly Yields

Account Number:  
98-43-561

Tran Type Definitions

February 2014 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	6,013,015.15
Total Withdrawal:	0.00	Ending Balance:	6,013,015.15

THE CITY OF MONTE SERENO  
REVENUES AND EXPENDITURES REPORT  
FOR THE MONTH OF  
February 2014  
(67 % of FY)

REVENUES	ACCOUNT		BUDGET	CURRENT PERIOD	YTD ACTUAL	% OF BUDGET
	NUMBER					
<b>PROPERTY TAX</b>						
Secured	01	202	1,103,656.00	0.00	615,765.12	55.79%
Unsecured	01	204	64,026.00	0.00	55,371.73	86.48%
Homeowners Exemption	01	210	5,454.00	0.00	2,646.16	48.52%
SB 813	01	214	12,000.00	1,913.11	8,816.32	73.47%
<b>TOTAL PROPERTY TAX</b>			<b>1,185,136.00</b>	<b>1,913.11</b>	<b>682,599.33</b>	<b>57.60%</b>
<b>REAL PROPERTY TAX</b>						
Real Prop Trans	01	222	40,000.00	4,636.50	41,330.87	103.33%
<b>TOTAL REAL PROP. TAX</b>			<b>40,000.00</b>	<b>4,636.50</b>	<b>41,330.87</b>	<b>103.33%</b>
<b>LICENSES AND PERMITS</b>						
Business Lic.	01	232	37,000.00	1,465.00	33,285.00	89.96%
Construction Tax	01	234	22,000.00	6,121.79	27,258.39	123.90%
Construction Permits	01	236	260,000.00	44,507.52	228,392.93	87.84%
Grading Permits	01	237	30,000.00	3,339.00	16,478.25	54.93%
Subdivision Fee	01	240	53,000.00	0.00	0.00	0.00%
Zoning Fees	01	242	65,000.00	5,260.00	39,850.00	61.31%
Encroachments	01	244	12,000.00	3,175.00	10,460.00	87.17%
Road Impact fees	01	246	50,000.00	12,885.34	67,105.55	134.21%
<b>TOTAL LICENSE &amp; PERMITS</b>			<b>529,000.00</b>	<b>76,753.65</b>	<b>422,830.12</b>	<b>79.93%</b>
<b>FRANCHISE TAX</b>						
Gas	01	262	14,000.00	0.00	0.00	0.00%
Electricity	01	263	42,000.00	0.00	0.00	0.00%
Water	01	264	19,000.00	20,581.00	20,581.00	108.32%
Refuse	01	266	80,000.00	25,041.57	80,198.18	100.25%
Recycle HHW & JPA fees	01	267	13,200.00	1,143.59	8,005.11	60.64%
Cable TV	01	268	59,000.00	16,388.54	32,658.24	55.35%
<b>TOTAL FRANCHISE TAX</b>			<b>227,200.00</b>	<b>63,154.70</b>	<b>141,442.53</b>	<b>62.25%</b>
Interest - General	01	282	20,000.00	3,858.80	7,780.93	38.90%
<b>TOTAL INTEREST</b>			<b>20,000.00</b>	<b>3,858.80</b>	<b>7,780.93</b>	<b>38.90%</b>
<b>MISCELLANEOUS</b>						
Horticultural/Arborist Service	01	284	500.00	0.00	0.00	0.00%
Merchant Credit service fee	01	286	1,500.00	99.85	1,321.42	88.09%
AB939	01	287	1,200.00	0.00	1,645.33	137.11%
AVASA	01	288	1,600.00	0.00	903.18	56.45%
BCJPIA/State fund Ins. rebate	01	290	3,700.00	0.00	1,917.61	51.83%
Microfilm Fee	01	291	5,000.00	724.00	5,220.00	104.40%
Miscellaneous	01	292	1,000.00	273.97	8,917.47	891.75%
Alarm Soundings	01	293	800.00	0.00	200.00	25.00%
Reimb. Publication	01	294	1,000.00	30.50	171.15	17.12%
Debt Collection	01	295	0.00	0.00	0.00	N/A
General Fund Reserve transfer	01	xxx	29,395.00	0.00	0.00	0.00%
<b>TOTAL MISCELLANEOUS</b>			<b>45,695.00</b>	<b>1,128.32</b>	<b>20,296.16</b>	<b>44.42%</b>



THE CITY OF MONTE SERENO  
REVENUES AND EXPENDITURES REPORT  
FOR THE MONTH OF  
February 2014  
(67 % of FY)

REVENUES		ACCOUNT NUMBER		BUDGET	CURRENT PERIOD	YTD ACTUAL	% OF BUDGET
LOMA SERENA							
	Secured	40	366	1,800.00	0.00	1,021.21	56.73%
	Unsecured	40	368	140.00	0.00	125.44	89.60%
	Homeowner Exempt/SB813	40	378	30.00	3.18	20.76	69.20%
TOTAL LOMA SERENA				1,970.00	3.18	1,167.41	59.26%
ROSE/ANDREWS							
	Secured	50	402	1,312.00	0.00	794.88	60.59%
TOTAL ROSE/ANDREWS				1,312.00	0.00	794.88	60.59%
Post Office Revenue		06	270	16,000.00	1,282.20	16,558.73	103.49%
TOTAL				16,000.00	1,282.20	16,558.73	103.49%
TOTAL REVENUES				3,261,293.00	167,629.57	1,968,568.41	60.36%
EXPENDITURES							
CITY ATTORNEY							
	Retainer	01	425	62,755.00	5,229.58	41,836.64	66.67%
	Litigation	01	427	50,000.00	3,148.95	32,267.59	64.54%
	Mtg, Trv, Prot.	01	435	500.00	0.00	328.86	65.77%
TOTAL CITY ATTORNEY				113,255.00	8,378.53	74,433.09	65.72%
CITY AUDIT							
	Audit	01	470	28,000.00	0.00	4,125.00	14.73%
	Gas Tax Audit	12	472	1,700.00	0.00	0.00	0.00%
	Misc/Bank charges	01	480	3,000.00	286.97	3,048.98	101.63%
TOTAL CITY AUDIT				32,700.00	286.97	7,173.98	21.94%

THE CITY OF MONTE SERENO  
REVENUES AND EXPENDITURES REPORT  
FOR THE MONTH OF  
February 2014  
(67 % of FY)

EXPENSES	ACCOUNT NUMBER	BUDGET	CURRENT PERIOD	YTD ACTUAL	% OF BUDGET
<b>GENERAL GOVERNMENT</b>					
Council Trvl, Mtgs, Protocol	01 505	22,000.00	5.49	10,005.35	45.48%
Council Membership	01 515	7,500.00	100.00	7,198.00	95.97%
Elections	01 520	0.00	0.00	0.00	N/A
Municipal Code Revision	01 521	2,000.00	0.00	959.73	47.99%
Environmental Svcs	01 522	15,000.00	0.00	8,860.38	59.07%
Professional Svcs	01 535	19,000.00	0.00	8,666.50	45.61%
Insurance & Bonding	01 540	65,000.00	0.00	61,976.00	95.35%
Code Enforcement	01 545	16,000.00	1,472.00	9,399.00	58.74%
Community Assist.	01 550	15,000.00	0.00	12,000.00	80.00%
Emergency Svcs	01 555	17,600.00	0.00	17,734.12	100.76%
Legal Ads	01 565	200.00	0.00	105.00	52.50%
General Plan Revise	01 570	5,000.00	0.00	34,562.90	691.26%
Misc/Refunds	01 575	200.00	0.00	55.00	27.50%
Sales Tax	01 576	114.00	0.00	24.00	21.05%
Animal Control	01 585	23,403.00	0.00	17,552.25	75.00%
<b>TOTAL GEN. GOVERNMENT</b>		<b>208,017.00</b>	<b>1,577.49</b>	<b>189,098.23</b>	<b>90.91%</b>
<b>PERSONNEL</b>					
Reg Full Time	01 605	666,858.00	56,010.37	439,791.29	65.95%
Part Time	01 615	26,386.00	2,475.92	18,405.33	69.75%
Ltdi Lif Ins	01 620	9,912.00	902.50	7,169.99	72.34%
Rtrmnt Employer	01 625	99,134.00	8,612.69	67,473.97	68.06%
Rtrmnt Employee	01 627	48,527.00	4,094.02	32,073.70	66.09%
Health Insurance	01 630	45,921.00	4,682.77	36,246.30	78.93%
Dental Insurance	01 635	8,542.00	496.80	3,974.40	46.53%
Workers Comp	01 642	16,714.00	808.04	6,264.73	37.48%
Social Security	01 645	46,180.00	3,886.13	23,721.36	51.37%
Medicare	01 647	10,800.00	908.84	7,142.62	66.14%
Unemployment	01 650	0.00	0.00	0.00	N/A
Tuition Reimb	01 655	0.00	0.00	0.00	N/A
Deferred Compensation	01 660	13,847.00	985.19	8,644.13	62.43%
Benefits Allowance	01 665	18,558.00	1,608.15	12,960.56	69.84%
<b>TOTAL PERSONNEL</b>		<b>1,011,379.00</b>	<b>85,471.42</b>	<b>663,868.38</b>	<b>65.64%</b>

THE CITY OF MONTE SERENO  
REVENUES AND EXPENDITURES REPORT  
FOR THE MONTH OF  
February 2014  
(67 % of FY)

EXPENSES	ACCOUNT		BUOGET	CURRENT PERIOO	YTO ACTUAL	% OF BUOGET
	NUMBER					
<b>ADMINISTRATION</b>						
Off Utilities	01	705	8,000.00	410.24	5,489.80	68.62%
Off Supplies	01	710	7,000.00	306.69	4,198.28	59.98%
Postage	01	711	5,000.00	0.00	297.38	5.95%
Off Equip Maintenance	01	715	5,000.00	343.60	3,083.68	61.67%
Communications	01	720	8,000.00	596.90	6,489.64	81.12%
Reproduction/Printing	01	725	7,000.00	279.17	5,314.83	75.93%
Mtgs/Trvl/Mileage reimb.	01	740	21,000.00	2,133.30	14,299.84	68.09%
Pubs/Books/Membership	01	745	7,100.00	3,491.54	7,410.46	104.37%
Contract Services	01	765	129,000.00	9,196.00	84,382.76	65.41%
Training	01	770	5,000.00	0.00	2,090.35	41.81%
Miscellaneous	01	775	0.00	0.00	0.00	N/A
Horticultural/Arborist Services	01	885	500.00	0.00	0.00	0.00%
City Mngrs Revolving	01	999	3,000.00	0.00	663.05	22.10%
<b>TOTAL ADMINISTRATION</b>			<b>205,600.00</b>	<b>16,757.44</b>	<b>133,720.07</b>	<b>65.04%</b>
<b>EQUIPMENT/IMPROVEMENTS</b>						
Office	01	805	2,000.00	5,063.66	9,421.66	471.08%
Field	01	810	200.00	0.00	0.00	0.00%
Computer, Hard/Software	01	811	25,000.00	14.99	1,347.79	5.39%
Building Improvements	01	815	7,000.00	2,223.49	2,223.49	31.76%
<b>TOTAL EQUIP./IMPROV.</b>			<b>34,200.00</b>	<b>7,302.14</b>	<b>12,992.94</b>	<b>37.99%</b>
<b>LAW ENFORCEMENT</b>						
Police Services	03	545	525,470.00	45,775.16	351,281.40	66.85%
Booking & CAL-IO	03	546	60.00	0.00	0.00	0.00%
Oisburse COPS grant	03	548	100,000.00	0.00	24,999.99	25.00%
<b>TOTAL LAW ENFORCEMENT</b>			<b>625,530.00</b>	<b>45,775.16</b>	<b>351,281.40</b>	<b>56.16%</b>
<b>BUILOING MAINTENANCE</b>						
Building & Ground Maint	01	860	15,000.00	959.00	8,948.43	59.66%
Building & Ground Const	01	920	0.00	0.00	0.00	N/A
<b>TOTAL BUILOING MAINTENACE</b>			<b>15,000.00</b>	<b>959.00</b>	<b>8,948.43</b>	<b>59.66%</b>
<b>MAINTENANCE</b>						
Street Maint.&Repair	12	845	50,000.00	0.00	6,390.00	12.78%
Storm Orain Maintenance	25	850	5,000.00	9,540.60	10,534.26	210.69%
Clean Water Program Administration	25	805	24,447.00	0.00	18,500.00	75.67%
Street Sweeping	12	865	6,500.00	0.00	2,301.54	35.41%
Traffic Safety	05	870	10,000.00	319.84	4,425.71	44.26%
Traffic Safety projects ( Signs)	05	915	50,000.00	821.94	19,415.89	38.83%
Congestion Management	12	875	2,000.00	0.00	1,997.55	99.88%
<b>TOTAL MAINTENANCE</b>			<b>147,947.00</b>	<b>10,682.38</b>	<b>63,564.95</b>	<b>42.96%</b>
<b>CONSTRUCTION</b>						
Gen Fund Road Project(monuments)	01	905	50,000.00	0.00	0.00	0.00%
Road Project (Street rehab grant)	12	905	250,000.00	4,980.00	4,980.00	1.99%
Traffic Safety (safe routes grant)	05	905	522,000.00	110.00	408,386.78	78.24%
Storm Orain Project	25	910	0.00	0.00	0.00	N/A
<b>TOTAL CONSTRUCTION</b>			<b>822,000.00</b>	<b>5,090.00</b>	<b>408,276.78</b>	<b>49.67%</b>







Regional  
OpenSpace

Midpeninsula Regional Open Space District

GENERAL MANAGER  
Stephen E. Abbors

BOARD OF DIRECTORS  
Pete Siemens  
Yoriko Kishimoto  
Jed Cyr  
Curt Riffle  
Nonette Hanko  
Larry Hassett  
Cecily Harris

Brian Loventhal  
City Manager  
City of Monte Sereno  
18041 Saratoga-Los Gatos Road  
Monte Sereno, CA 95030

February 28, 2014

Dear Brian Loventhal:

On Wednesday, February 26, 2014, in a historic decision, the Midpeninsula Regional Open Space District's Board of Directors voted to move forward with a June 3, bond measure that would enable the district to fulfill major regional open space projects within its tri-county boundaries.

Bond measure funds will go to the completion of 25 high-priority open space projects identified through a public two-year Vision Plan process. Significant portions of Santa Clara and San Mateo counties' greenbelt are slated for improvements. The priority list also includes a number of key coastal and bayshore initiatives.

Projects fall under three major categories: 1) expand access to open space lands and improve the outdoor recreation and nature experience; 2) preserve critical lands, redwood forests, wildlife habitats and agricultural lands; and 3) improve the natural environment by restoring creeks and watersheds and by reducing forest fire risk.

If the voters approve, Midpen will have the authority to sell up to \$300 million in general obligation bonds for capital improvements over the next 25-30 years at a rate not to exceed \$3.18 per \$100,000 of assessed property value. Expenditures would be verified by an independent citizen oversight committee. The measure requires a two-thirds vote in the district's jurisdiction.

To learn about the 25 open space projects, visit: [www.openspace.org/imagine](http://www.openspace.org/imagine).

To learn about the bond measure and ballot language, visit: [www.openspace.org/bondmeasure](http://www.openspace.org/bondmeasure).

Thank you for your interest in the district and our work to ensure that this remains one of the most naturally beautiful and diverse metropolitan regions in the world, for generations to come.

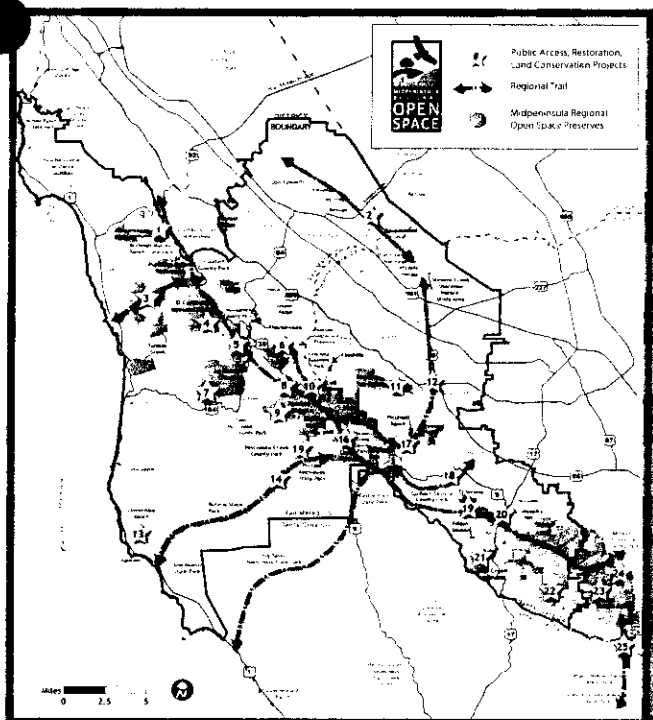
Sincerely,

Steve Abbors  
General Manager





# Priority Actions and Goals



1. Miramontes Ridge: San Mateo Coast public access, stream restoration and agricultural enhancement projects
2. Regional: Bayfront habitat protection and public access partnerships
3. Purisima Creek Redwoods: Purisima-to-the-Sea Trail completion, watershed protection, and conservation grazing projects
4. El Corte de Madera Creek: Bike trail and water quality project
5. La Honda Creek: Upper area recreation, habitat restoration, and conservation grazing projects
6. Windy Hill: Trail improvements, preservation and partnership of Hawthorn Area historic area

7. La Honda Creek: Driscoll Ranch access, endangered wildlife protection and conservation grazing projects
8. La Honda Creek/Russian Ridge: Preservation of Upper San Gregorio Watershed and Ridge Trail completion
9. Russian Ridge: Public recreation, grazing and wildlife protection projects
10. Coal Creek: Reopening Alpine Road for trail use
11. Rancho San Antonio: Interpretive improvements, refurbishing and transit solutions
12. Peninsula/South Bay Cities: Partnering to complete Middle Stevens Creek Trail
13. Cloverdale Coastal Ranch: Wildlife protection, grazing, and trail connections
14. Regional: Trail connections between regional, county and state parks
15. Regional: Redwood protection and salmon fishery conservation
16. Long Ridge: Trail, conservation and habitat restoration projects
17. Regional: Completion of Upper Stevens Creek Trail
18. South Bay Foothills: Saratoga-to-Sea Trail and wildlife corridor
19. El Sereno: Dog trails and connection to Skyline, Sanborn County Park, and Lexington Reservoir
20. South Bay Foothills: Safe wildlife corridors across Hwy. 17; new Bay Area Ridge Trail crossing
21. Bear Creek Redwoods: Public recreation and interpretive projects
22. Sierra Azul: Cathedral Oaks public access and conservation projects
23. Sierra Azul: Mt. Umunhum public access and interpretation projects
24. Sierra Azul: Rancho de Guadalupe family recreation and interpretive projects
25. Sierra Azul: Loma Prieta area public access, regional trails and habitat protection



# MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



The Midpen Board of Directors voted to place a general obligation bond measure on the June 3, 2014 ballot. The decision came after a long public process to help shape the direction and priorities of the District into the future. The resulting vision plan reflects the public's priorities to expand, enhance, and connect regional trails and open space areas, to preserve open space, and to complete restoration projects.

The measure requires a two-thirds vote in Midpen's jurisdiction in San Mateo and Santa Clara counties and a portion of unincorporated Santa Cruz County.

## **BENEFITS**

Based on public input and feedback, future bond money would:

- Expand public access to protected land
- Save local redwood forests
- Provide clean air and water by restoring land that feeds our lakes, streams, ponds and waterways
- Preserve agriculture along the San Mateo Coast
- Restore native vegetation to create a healthy habitat for wildlife and preserve biodiversity

## **OVERSIGHT**

An independent citizen oversight committee will review that funds are spent as promised.



FOR MORE



## AMOUNT & COST

To improve access to hiking and biking opportunities, protect and preserve redwood forests, natural open spaces, the scenic beauty of our region and coastline, critical wildlife habitat, restore creeks to protect water quality, and reduce forest fire risk; shall Midpeninsula Regional Open Space District be authorized to issue up to \$300 million in bonds, at a tax rate not to exceed \$3.18 per \$100,000 of assessed value of property owned, with expenditures verified by an independent citizen oversight committee?

## ABOUT THE DISTRICT

Founded by voters in 1972, the Midpeninsula Regional Open Space District has protected 62,000 acres of open space in 26 preserves offering places for hiking, biking, horseback riding, or simply connecting with nature close to home and free of charge.



### THE 17 CITIES THAT COMPRISE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

#### SAN MATEO COUNTY

- Atherton
- East Palo Alto
- Half Moon Bay
- Menlo Park
- Portola Valley
- Redwood City
- San Carlos
- Woodside

#### SANTA CLARA COUNTY

- Cupertino
- Los Altos
- Los Altos Hills
- Los Gatos
- Monte Sereno
- Mountain View
- Palo Alto
- Saratoga
- Sunnyvale

**MEETING DATE**

March 18, 2014

Agenda Item #6

Consider Citizen Appointments (5) to the Monte Sereno Long Term Vision Ad Hoc Committee

Applicants: Jeffrey Balfus

Jim Barth

Omar Billawala

Joe Mastropolo

Vidya (Rangasayee) Narayan



**MEETING DATE**

March 18, 2014

Agenda Item #7

Consider Appointment of Citizen (1) to the Monte Sereno Site and Architectural Commission

Applicant: Narayan Balasubramanian

**MEETING DATE**  
March 18, 2014

**REPORT TO MONTE SERENO CITY COUNCIL**  
Housing Element Annual Progress Report

**RECOMMENDATION:**

Staff recommends the City Council accept the Housing Element Annual Progress Report and direct staff to file the report with the State by April 1, 2014.

**BACKGROUND**

Pursuant to Government Code Section 65400, each governing body is required to prepare an annual report on the status and progress of the implementation of the City's Housing Element.

The attached progress report (Attachment 1) shows that Monte Sereno has implemented all the programs outlined in the Housing Element.

Table B, within Attachment 1, shows the City's progress in providing new housing units within the City. For the 2007-2013 planning period, the City has produced 30 new housing units, 17 of which have been for very low or low income households.

In 2012, the City conducted a survey of all existing secondary dwelling units to determine the size and the rental value of the units in the City. The 2012 survey results were consistent with the income categories designated on the annual housing reports.

More recently the City began conducting real time surveys of secondary dwelling unit permit holders during the permitting process. This was done to specifically document the affordability and occupancy of the unit at that time. In 2013, permits were issued for six secondary dwelling units. The City attempted to conduct real time surveys for all of the six units. Surveys were completed for four of the six secondary dwelling units. The results of those surveys indicate that one bedroom units are rented for less than \$1,055 per month, placing them all in the very low income affordability category. For those two units that did not participate in the survey, they were categorized in accordance with the methodology corroborated by the 2012 survey. All single family dwellings were categorized at moderate or above moderate income affordability categories.



Associate Planner



Approved By

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** City of Monte Sereno

**Reporting Period** 1/1/2013 - 12/31/2013

Table A

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		8
	2	3	4			5	5a	6	7	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure (Rentals, Q-Quiets)	Affordability by Household Income			Total Units per Project	Ex: 1/1/11 Units	Assistance Programs for Each Development	Deed Restricted Units	Housing without Financial Assistance or Deed Restrictions
			Very Low Income	Low Income	Moderate Income	Above Moderate Income		See Instructions	See Instructions	None below the number of units determined to be affordable without financial or deed restrictions and attach an explanation for the jurisdiction explaining the units were affordable. Refer to instructions.
15136 Via Lomita	SU, SF		1			1	2			A
16172 Rose Ave	SU		1				1			B
18179 Bancroft Ave	SU			1						C
18320 Lexington Ave	SU		1				1			D
15391 Winchester Bl.	SU		1				1			E
18559 Beck Ave	SU			1			1			F
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			▶			0	1			
<b>(10) Total by income Table A/A3</b>			▶			4	2			
<b>(11) Total Extremely Low-Income Units*</b>			▶			4	2			

\* Note: These fields are voluntary

- A. Per project manager survey no rent will be charged for the attached one bedroom secondary dwelling unit.
- B. Per homeowner survey no rent will be charged for the attached one bedroom secondary dwelling unit.
- C. The unit is a one-bedroom unit of 610sf. Based on the 2nd dwelling unit survey, over 2/3 of the one bedroom units qualify as very low or low income units.
- D. Per homeowner survey no rent will be charged for the detached secondary dwelling unit.
- E. Per homeowner survey \$1,000 per month is charged for the 1 bedroom unit
- F. The unit is a one-bedroom unit of 919 sf. Based on the 2nd dwelling unit survey, over 2/3 of the one bedroom units qualify as very low or low income units.

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Monte Sereno

Reporting Period 1/1/2013 - 12/31/2013

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of inflit units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	1					1	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: City of Monte Sereno  
Reporting Period: 1/1/2013 - 12/31/2013

**Table B  
Regional Housing Needs Allocation Progress**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example (E)		Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2012	2013	Year 7	Year 8			
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
	Very Low	Deed Restricted		1									
Non-deed restricted													
Low	Deed Restricted												
	Non-deed restricted	1	3										
Moderate	Deed Restricted				1	2	2	2					
	Non-deed restricted												
Above Moderate		1 <sup>A</sup>											
Total RHNA by COG													
Enter allocation number:													
Total Units		2	7	4	1	3	6	7				30	
Remaining Need for RHNA Period													11

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

- A. Uninhabitable prior to construction
- B. Uninhabitable prior to construction (resulting in 1 moderate unit)
- C. Uninhabitable prior to construction (resulting in 1 moderate unit)
- D. New unit constructed after annexation
- E. Previous Annual Reports for this planning cycle included 2006 figures for consistency purposes, because the adopted and certified element included these figures. The 2006 numbers have been removed from this report.

## Housing Element Implementation (CCR Title 25 §6202 )

Table C  
Program Implementation Status

Program Number	Program	Quantified Objective	Timeframe	Status
H-1.1	Continue to require Site Development Permit approval for all new homes and to require project consistency with the City Design Guidelines.	--	Ongoing	In 2013 the City received 33 applications for Site Development Permits.
H-2.1	The City will continue to monitor residential neighborhoods for housing in need of rehabilitation.	5 rehabilitated units	Ongoing	Ongoing
H-2.2	The City will continue to participate with Santa Clara County in the Federal Community Development Block Grant Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, low and moderate-income households. As part of the Urban County the City commits that by 2011 it will develop a local plan and process for citizen participation in review of any City project proposals. The City will detail proposed project activities, detail the Urban County's need that the project is addressing and detail a project implementation timeline. The City will prepare quarterly progress reports during the program year activities are being carried out. The City also will provide any additional information necessary for the completion of the Urban County's Consolidation Plan, including a detailed description of the City's commitment to provide housing assistance to extremely low, very low, low and moderate- income persons.	5 rehabilitated units	By 2011	Although the City is currently participating in the Santa Clara County Community Development Block Grant Program the City does not have any City project proposals at this time.
H-2.3	The City will continue to monitor the availability of additional State and federal funds to assist in the rehabilitation of the housing in Monte Sereno. The City will also apply for and assist with the application process for funds.	--	Ongoing	The City did not receive any applications in 2013
H-2.4	The City will continue to pursue code enforcement on homes that are not maintained in compliance with City codes.	--	Ongoing	Ongoing

H-2.5	The City will review on a biannual basis the Capital Improvement Program (CIP) to identify public infrastructure priorities that will maintain the community's older residential neighborhoods.	--	Ongoing	In Progress
H-3.1	Amend the zoning code to increase the maximum permitted size of second units to 1,200 square feet and to exclude covered parking from the second unit building size calculation.	4 low income units, 5 mod-moderate income units	Ongoing	Completed October 2012
H-3.2	In order to encourage the development of secondary dwelling units and single room occupancies affordable to extremely low income households the City will adopt new incentives that may include such things as waiving planning fees of secondary dwelling units and single room occupancies and/or regulation concessions.	5 extremely low income units, 2 very low income units, 2 moderate income units	Ongoing	Completed October 2012
H-3.3	The City will continue to track and monitor the construction and affordability of levels of new second units through building permits and an affordability questionnaire. The affordability questionnaire will be updated and distributed by 2011.	--	By 2011	Completed June 2012
H-3.4	Initiate an intensive public outreach campaign to publicize incentives for the construction of new second units and the amnesty program for existing un-permitted second units. By 2011 the City will initiate a secondary unit public outreach program. Information will be provided on the City's web site, through e-mailings, and the City's quarterly newsletter.	5 low income units; 5 very low income units	By 2011	Adopted October 2012, published in the City's quarterly newsletter (Fall 2012)
H-3.5	The City will monitor the second unit ordinance to ensure that standards and regulations are not prohibiting the construction of new second units needed to meet the City's share of the region's housing needs. The City will amend the second unit ordinance if needed to facilitate the construction of second units for very-low, low and moderate income households.	--	Ongoing	Secondary Dwelling Unit Survey completed May 2012. Second unit ordinance amended to facilitate the construction of affordable second units.

H-3.6	<p>The City will continue to track and monitor the construction and affordability levels of new second units. On an annual basis, the City will compare the results of the tracking system with its regional housing needs allocation (RHNA) for extremely low, very low, low, and moderate-income families. If the RHNA is not being met, the City will develop alternate strategies for addressing the housing needs for extremely low, of very low, lower, and moderate-income families. When the City receives an application for assistance to develop affordable housing, the City will apply for funds within three months of receiving an application.</p>	-	Ongoing	Ongoing; part of preparation of Annual Report
H-3.7	<p>The City will continue to evaluate existing development review procedures and identify ways to reduce the time and associated development costs for extremely low, very low, low, and moderate-income housing.</p>	-	Ongoing	Ongoing
H-3.8	<p>The City will continue to participate in efforts to provide affordable housing for all income groups in Santa Clara County. These efforts include programs administered by the Housing Trust of Santa Clara County, the Housing Authority of Santa Clara County and the Santa Clara County Office of Affordable Housing by 2010.</p>	-	By 2010	The City currently participates with the Housing Trust of Santa Clara County, the Housing Authority of Santa Clara County and the Santa Clara County Office of Affordable Housing
H-3.9	<p>The City will continue to monitor the availability of State and federal funds to assist in the development of affordable housing in Monte Sereno. The City will also apply for and assist with the application process for funds.</p>	-	Ongoing	The City did not receive any applications during 2013



<p>H-3.10</p>	<p>Evaluate the fiscal impacts of annexing parcels suitable for a variety of residential development in the sphere of influence. This evaluation should be confined to areas that are surrounded by urban development and have access to services. The City has approximately 11 acres in its sphere of influence suitable for evaluation. Given the current zoning of one to four units per acre on these parcels, the additional dwelling unit capacity is 20 units. However, in addition, the City will consider higher density multifamily uses on annexed parcels to facilitate the development of a variety of housing types including housing for extremely low, low and moderate-income households. In evaluating a variety of housing types the City will prepare guidance for development standards such as building height, setbacks, grading quantities, and lot coverage to encourage and facilitate higher density multifamily housing such as 15-20 units per acre. The City will target financial resources (see Program H-3.9) to promote extremely low income housing where multifamily opportunities are being explored. Evaluate annexation of parcels in the sphere of influence for annexation and initiate annexation by July 2011. The process to evaluate annexation will include community outreach to provide information, answer questions and gather input from the public. The City will also conduct at least two public hearings with formal notification to property owners within the annexation areas. The City will evaluate progress of this program by July 2012 and if zoning and sites are not made available for multifamily developments, the City will immediately amend the Housing Element to identify and establish other sites and zoning to encourage and facilitate multifamily development. Zoning to allow multifamily development will be established by December 2012.</p>		<p>July 2011 - December 2012</p>	<p>Completed in August 2013. The City Council adopted Ordinance NS-187 allowing multi-family residential and Ordinance NS-188 pre-zoning 18840 Saratoga Los Gatos Road to allow multi-family residential development. The City also amended the City Design Guidelines to include guidance for multi-family development.</p>
<p>H-3.11</p>	<p>The Planning Director (PD) will prepare an annual report to the City Council which describes the amount and type of housing produced and the extent to which this housing meets the identified need of all income groups in Monte Sereno.</p>		<p>Ongoing</p>	<p>Completed in March 2012</p>
<p>H-3.12</p>	<p>The City will adopt an ordinance that complies with State density bonus law (Government Code Section 65915) to facilitate the economic feasibility of affordable housing development.</p>	<p>1 unit extremely low income</p>	<p>By 2010</p>	<p>Completed June 2012</p>

H-4.1	The City will continue to annually review the Zoning Ordinance and Building Code to identify and remove constraints on the production and availability of housing for special needs populations.	-	Ongoing	Ongoing
H-4.2	The City will develop and adopt a reasonable accommodation ordinance within two years of the adoption of this Housing Element. This ordinance will establish procedures and guidelines for the City to respond to requests for adjustments to standards and regulations to enable persons with disabilities to access and occupy housing in Monte Sereno.	--	June 2011	Completed March 2011
H-4.3	The City will amend the Zoning Code to allow transitional housing, supportive housing and residential care homes, both group homes for six or less and seven or more, as-of-right in a single-family home in the R-1-8 zoning district within all residential zones within the City.	--	June 2011	Completed May 2012
H-4.4	The City will allow emergency shelters on all parcels zoned Public within Monte Sereno. The parcels currently zoned Public contains uses that are compatible with emergency shelters. These parcels are also larger and in locations that are easily accessible. Existing relationships are in place with current property owners to allow the properties to be used for emergency response.	-	June 2011	Completed June 2012
H-4.5	In order to purpose the development of emergency shelters the City's Emergency Manager will work with the American Red Cross and the Santa Clara County Office of Emergency Services to develop an inventory of existing shelter and a needs assessment for additional space.  The City will also continue to participate in the annual County wide homeless count to determine shelter need by locality.	-	Ongoing	Ongoing
H-5.1	Work to ensure that individuals and families seeking housing in Monte Sereno are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors.	-	Ongoing	Ongoing
H-5.2	Continue to cooperate with and support efforts of organizations dedicated to the elimination of discrimination in housing.	--	Ongoing	Ongoing

H-5.3	The City will promptly address complaints of discrimination in the sale, rent, and development of housing in Monte Sereno.	--	Ongoing	Ongoing
H-6.1	Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.	--	Ongoing	Ongoing
H-6.2	Continue to encourage innovative designs to maximize passive energy efficiencies through the Site Development Permit approval process.	--	Ongoing	Ongoing
H-6.3	The City will continue to cooperate with and support efforts of organizations dedicated to working toward elimination of discrimination in housing.	--	Ongoing	Ongoing
H-6.4	Adopt new incentives, including but not limited to waiving fees for installing solar panels and other green building permits, to encourage the use of green building practices.	--	Ongoing	Ongoing- The City does not charge a building permit fee for the insulation of solar panels and requires applicants to complete the Build it Green checklist.

**MAXIMUM RENTS PER INCOME CATEGORY 2013**

**BY UNIT SIZE**

<u>Income Category</u>	<u>Maximum Rent</u>		
	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>
<b>Extremely Low</b>	\$553	\$633	\$712
<b>Very Low</b>	\$923	\$1055	\$1186
<b>Low</b>	\$1107	\$1266	\$1424
<b>Moderate</b>	\$2030	\$2321	\$2611

**Notes:**

Median incomes for Santa Clara County from HCD Memo, February 1, 2012, *State Income Limits for 2012* (California Code of Regulations, Title 25, § 6932).

Assumed household size of 1 person for studio unit; 2 persons for 1-bedroom unit; 3 persons for 2-bedroom unit.

Maximum rents based on Health & Safety Code Section 50053(b), as follows:

Extremely low income maximum rent = 30% of 30% of median income for assumed household size, divided by 12.

Very low income maximum rent = 30% of 50% of median income for assumed household size, divided by 12.

Low income maximum rent = 30% of 60% of median income for assumed household size, divided by 12.

Moderate income maximum rent = 30% of 110% of median income for assumed household size.



**CITY OF MONTE SERENO**  
 18041 Saratoga - Los Gatos Road • Monte Sereno, CA 95030  
 (408) 354-7635 • www.montesereno.org  
 (408) 354-2805 • Building Department

**CONSTRUCTION HOURS**

MONDAY - FRIDAY 8:00 AM TO 8:00 PM  
 SATURDAY 9:00 AM TO 5:00 PM

SUNDAY OR HOLIDAYS - NO CONSTRUCTION WORK

**BUSINESS LICENSE**

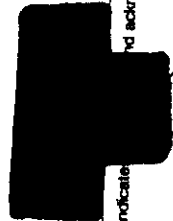
Every person conducting business within the City of Monte Sereno shall obtain a current business license from the City of Monte Sereno. This includes any business bringing building or paving material into the City. A list of subcontractors who performed work under this permit shall be submitted to the City prior to final inspection.

**PERMIT EXPIRATION & POSTING REQUIREMENTS**

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if the owner or his/her agent fails to request an inspection within 180 days from the previous inspection or the permit issuance date and fails to demonstrate to the building official significant progress toward completion of the project. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

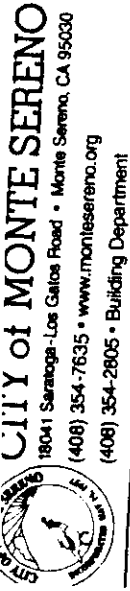
This job copy of this permit shall be attached to plans or posted conspicuously on the job to make the required entries thereon.

Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the back of the job copy and office copy of this permit. All inspection requests are required 24 hours in advance of the inspection.



Signature \_\_\_\_\_ Date 4/22/2013  
 and acknowledge the above restrictions

DATE: <u>2/8/13</u>	PERMIT NO: <u>13-09899</u>	ELECTRICAL PERMIT
APP. RECD. <u>4/22/13</u>	DATE: <u>4/22/13</u>	
JOB SITE ADDRESS: <u>15136 Via Lomita</u>	PERMIT TYPE: <u>0-2</u>	
APPLICANT: <u>GLUSH DESIGN ASSOC.</u>	MAILING ADDRESS: <u>Monte Sereno</u>	
CITY: <u>San Jose</u>	STATE: <u>CA</u>	
OWNER: <u>SAN JOSE</u>	STATE: <u>CA</u>	
CITY: <u>ZULKI KHAN</u>	STATE: <u>CA</u>	
GENERAL CONTRACTOR: <u>SAM JOSE CA95120</u>	TELEPHONE: <u>(408) 268-1665</u>	
ARCHITECT OR ENGINEER: <u>SILICON VALLEY BUILDERS</u>	TELEPHONE: <u>(408) 268-1665</u>	
MAILING ADDRESS: <u>12169 Dawn Ln.</u>	STATE: <u>CA</u>	
CITY: <u>LOS ANGELES</u>	STATE: <u>CA</u>	
ARCHITECT OR ENGINEER: <u>LEVENT AKSIN</u>	TELEPHONE: <u>(408) 268-1665</u>	
MAILING ADDRESS: <u>6572 Northridge Dr</u>	STATE: <u>CA</u>	
CITY: <u>San Jose</u>	STATE: <u>CA</u>	
TYPE OF CONSTRUCTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> RE-ROOF <input type="checkbox"/> OTHER	USE ZONE: <u>RESIDENTIAL</u>	VALUATION: <u>1738730</u>
CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> RE-ROOF <input type="checkbox"/> OTHER	SOURCE FOOTAGE SUMMARY	
DESCRIPTION OF WORK: <u>New Single Family House with Accessory Bldg and pool house on vacant lot, retaining wall, pizza oven, BBQ + Trills</u>	BUILDING PERMIT FEE: <u>8512.01</u>	
	ENERGY PLAN CHECK FEE: <u>257.94</u>	
	BUILDING PERMIT FEE: <u>7936.64</u>	
	DEMO PERMIT FEE: <u>257.94</u>	
	Green Fee: <u>0.00</u>	
	MP-fee: <u>0.00</u>	
	TOTAL: <u>16,964.48</u>	
PLUMBING PERMIT	TELEPHONE	
DESCRIPTION OF WORK:		
	TOTAL: <u>626.25</u>	
PLUMBING CONTRACTOR		
DESCRIPTION OF WORK:		
	TOTAL: <u>626.25</u>	
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ELECTRICAL CONTRACTOR		
DESCRIPTION OF WORK:		
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MECHANICAL CONTRACTOR		



**CITY OF MONTE SERENO**  
 18041 Saratoga - Los Gatos Road • Monte Sereno, CA 95030  
 (408) 354-7635 • www.montesereno.org  
 (408) 354-2805 • Building Department

**CONSTRUCTION HOURS**

MONDAY - FRIDAY 8:00 AM TO 5:00 PM  
 SATURDAY 9:00 AM TO 5:00 PM  
 SUNDAY OR HOLIDAYS - NO CONSTRUCTION WORK

**BUSINESS LICENSE**

Every person conducting business within the City of Monte Sereno shall obtain current business license from the City of Monte Sereno. This includes any contractor bringing building or paving material into the City. A list of subcontractors who performed work under this permit shall be submitted to the City prior to final inspection.

**PERMIT EXPIRATION & POSTING REQUIREMENTS**

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or a period of 180 days after the time the permit is suspended or abandoned when or his/her agent fails to request an inspection within 180 days from the previous inspection or the permit issuance date and fails to demonstrate the building official significant progress toward completion of the project. Time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A copy of this permit shall be attached to plans or posted conspicuously on the job to make the required entries thereon.

The contractor shall not conceal or cover any construction until the work is inspected and inspection is recorded on the back of the job copy and office copy of this permit. All inspection requests are required 24 hours in advance of the inspection.

Signature:  Date: 6/24/13  
 Signature indicates I have read and acknowledge the above restrictions

APP NO: 2-4-13	DATE: 6/26/13	BY: KM	PERMIT NO: 13-09896
JOB SITE ADDRESS: 16072 Rose Ave, Monte Sereno	CITY: RICHARD HARTO	STATE: CA	ZIP: 95148
APPLICANT: RICHARD HARTO	MAILING ADDRESS: 2180 MOUNTAIN WAY	STATE: CA	ZIP: 95148
OWNER: MIKE MESSINGER	MAILING ADDRESS: 16072 Rose Ct.	STATE: CA	ZIP: 95148
GENERAL CONTRACTOR: Monte Sereno	TELEPHONE: [REDACTED]	STATE: CA	ZIP: 95148
ARCHITECT OR ENGINEER: RICHARD HARTO	MAILING ADDRESS: 2180 MOUNTAIN WAY	STATE: CA	ZIP: 95148
VALUATION: 1,601,589	CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> RE-ROOF <input type="checkbox"/> OTHER	DESCRIPTION OF WORK: DEMO of home build new home with basement, patio, driveway	PLUMBING CONTRACTOR: J* 37631
TYPE OF CONSTRUCTION: R-3	USE ZONE: R-3	SQUARE FOOTAGE SUMMARY: 0148	PLUMBING PERMIT: 1044, Basement (garage)
BUILDING PERMIT: 15148	REMODEL: <input type="checkbox"/>	RE-ROOF: <input type="checkbox"/>	OTHER: <input type="checkbox"/>
VALUATION: 1,601,589	BUILDING PLAN CHECK FEE: 6553.32	ENERGY PLAN CHECK FEE: 198.77	DEMOS PERMIT FEE: 62.00
DEMOS PERMIT FEE: 62.00	BUILDING PERMIT FEE: 198.77	TOTAL: 13,131.76	PLUMBING PERMIT: 1044, Basement (garage)
PLUMBING CONTRACTOR: J* 37631	TELEPHONE: [REDACTED]	DESCRIPTION OF WORK: Loppia - 415 patio stairs 259	PLUMBING PERMIT: 1044, Basement (garage)
PLUMBING CONTRACTOR: [REDACTED]	TELEPHONE: [REDACTED]	DESCRIPTION OF WORK: [REDACTED]	PLUMBING PERMIT: 1044, Basement (garage)

SUMMARY OF FEES		TOTAL
BUILDING	13,131.76	13,131.76
PLUMBING	492.23	492.23
ELECTRICAL	492.23	492.23
MECHANICAL	465.70	465.70
GRADING & DRAINAGE	1500.2	1500.2
STORM DRAIN	810.00	810.00
CONSTRUCTION TAX	3551.80	3551.80
BUSINESS LICENSE		
MICROFILM	37.00	37.00
COPIES	2.00	2.00
S.M.I.P.	116.06	116.06
C.B.S.A.	47.00	47.00
Other	5686.89	5686.89
TOTAL FEE	26337.67	26337.67
RECEIPT NO	492.23	492.23

PLAN CHECK DEPOSIT: 2000.00 RECEIPT: 283798

TOTAL: 492.23

RECEIPT NO: 492.23

FORM 100-90154

**CONSTRUCTION HOURS**  
 MONDAY - FRIDAY 8:00 AM TO 8:00 PM  
 SATURDAY 9:00 AM TO 5:00 PM  
 SUNDAY OR HOLIDAYS - NO CONSTRUCTION WORK

**BUSINESS LICENSE**  
 Every person conducting business within the City of Monte Sereno shall obtain a current business license from the City of Monte Sereno. This includes any business bringing building or paving material into the City. A list of sub-contractors who performed work under this permit shall be submitted to the City prior to final inspection.

**PERMIT EXPIRATION & POSTING REQUIREMENTS**  
 Every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 180 days after its issuance, or a period of 180 days after the time the work is commenced, or if the owner or his/her agent fails to request an inspection within 180 days from the previous inspection or the permit issuance date and fails to demonstrate to the building official significant progress toward completion of the project. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

This job copy of this permit shall be attached to plans or posted conspicuously on the job to make the required entries thereon.

Do not conceal or cover any construction until the work is inspected and an inspection is recorded on the back of the job copy and office copy of this permit. All inspection requests are required 24 hours in advance of the inspection.

Signature: [Redacted] Date: 11-6-13  
 Signature indicates I have read and acknowledge the above restrictions

DATE 11-6-13	BY [Redacted]	DATE 11/12/13	PERMIT NO. 13-10147
APR. REC'D.	PERMIT ISSUED	DATE	PERMIT NO.
JOB SITE ADDRESS 18179 Bancroft Avenue		ELECTRICAL PERMIT	
APPLICANT LIVON MANNEY		ELECTRICAL CONTRACTOR	
CITY Monte Sereno		DESCRIPTION OF WORK	
MAILING ADDRESS LIVON MANNEY		ELECTRICAL CONTRACTOR	
STATE/CITY CA 95730		MECHANICAL PERMIT	
MAILING ADDRESS		MECHANICAL CONTRACTOR	
GENERAL CONTRACTOR n/a		DESCRIPTION OF WORK	
MAILING ADDRESS		MECHANICAL CONTRACTOR	
CITY		TOTAL	
ARCHITECT OR ENGINEER		MECHANICAL CONTRACTOR	
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**CONSTRUCTION HOURS**  
 MONDAY - FRIDAY 8:00 AM TO 8:00 PM  
 SATURDAY 9:00 AM TO 5:00 PM  
 SUNDAY OR HOLIDAYS - NO CONSTRUCTION WORK

**BUSINESS LICENSE**  
 Every person conducting business within the City of Monte Sereno shall obtain current business license from the City of Monte Sereno. This includes any business bringing building or paving material into the City. A list of subcontractors who performed work under this permit shall be submitted to the City prior to final inspection.

**PERMIT EXPIRATION & POSTING REQUIREMENTS**  
 Every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 180 days after its issuance, or a period of 180 days after the time the work is commenced, or if the owner or his/her agent fails to request an inspection within 180 days from the building official's significant progress toward completion of the project. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Every job copy of this permit shall be attached to plans or posted conspicuously on the job to make the required entries thereon.  
 If not concealed or covered any construction until the work is inspected and inspection is recorded on the back of the job copy and office copy of this permit. All inspection requests are required 24 hours in advance of the inspection.

Signature: [Redacted] Date: Dec 18, 2013  
 Signature indicates I have read and acknowledge the above restrictions

APPLICANT: MUSTAFA VEZIROGLU  
 ADDRESS: 18559 BECK AVE, MONTE SERENO, CA 95030  
 CITY: MONTE SERENO  
 STATE/ZIP: CA 95030  
 PHONE: [Redacted]

GENERAL CONTRACTOR: N/A  
 ARCHITECT OR ENGINEER: N/A  
 CITY: MONTE SERENO  
 STATE/ZIP: CA 95030  
 PHONE: [Redacted]

CLASS OF WORK:  NEW  ADDITION  REMODEL  RE-ROOF  OTHER  
 DESCRIPTION OF WORK: New secondary dwelling unit

TYPE OF CONSTRUCTION: [ ] OCC. GROUP: [ ] USE ZONE: [ ] SQUARE FOOTAGE SUMMARY: [ ] VALUATION: [ ]

PLUMBING PERMIT: [ ] ELECTRICAL PERMIT: [ ] MECHANICAL PERMIT: [ ]

DESCRIPTION OF WORK	RECEIPT NO.
PLUMBING PERMIT	554082
ELECTRICAL PERMIT	200.00
MECHANICAL PERMIT	
TOTAL	554082

Handed 2/5/14 by MKM

**MEETING DATE**

March 18, 2014

Agenda Item #9

**NO PACKET MATERIAL**

Consider Appointment Of Council Members (2) To A Housing Element Ad Hoc Committee.

**MEETING DATE**  
March 18, 2013

**REPORT TO MONTE SERENO CITY COUNCIL**

Introduce and Hold the First Reading of an Ordinance Amending Title 4, Chapter 4.05, Section 4.05.010 and Repealing Section 4.05.020, Regarding the Registration of Bicycles


**RECOMMENDATION:**

Staff recommends that the City Council introduce the proposed ordinance as read by title only, An Ordinance Amending Title 4, Chapter 4.05, Section 4.05.010 and Repealing Section 4.05.020, and to waive further reading of the ordinance.

**BACKGROUND/DISCUSSION:**

The Monte Sereno Municipal Code regulations relating to bicycles were adopted several years ago. The existing regulations require the Police Department or Fire District to issue a license to operate bicycles in the City. State law no longer requires such licensing of bicycles. Therefore, staff recommends the City Council amend section 4.05.10 to remove the licensing requirement, and repeal section 4.05.020.

The draft proposed ordinance is enclosed with this report.

  
\_\_\_\_\_  
City Manager

**ORDINANCE NO. NS-193**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO  
AMENDING TITLE 4, CHAPTER 4.05, SECTION 4.05.010 AND REPEALING  
SECTION 4.05.020 REGARDING THE REGISTRATION OF BICYCLES**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTE SERENO  
AS FOLLOWS:**

**Section 1.** Section 4.05.010 of Title 4, Chapter 4.05 is hereby amended to read as follows:

**"4.05.010 Properly Equipped Bicycle.**

It shall be unlawful for any person to operate or use a bicycle propelled wholly or in part by muscular power within the City of Monte Sereno unless said bicycle is equipped as provided herein."

**Section 2.** Section 4.05.020 of Title 4, Chapter 4.05 is hereby repealed and deleted in its entirety.

**Section 3. CEQA Compliance.** The City Council finds and determines that the enactment of this Ordinance is exempt from the California Environmental Quality Act ("CEQA" Cal.Pub.Res.Code Section 21000 et seq.) or the State CEQA Guidelines (Cal.Code of Regs. Title 14, Section 15000 et seq.) in accordance with Guidelines Section 15061(b)(3). Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Section 4. Effective Date. Posting.** This Ordinance shall be in full force and effect thirty (30) days from and after its passage and shall be posted within the City of Monte Sereno in three (3) public places.

**Section 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision of such Ordinance and shall not effect the validity of the remaining portions thereof.

This Ordinance was introduced on the \_\_\_\_ day of \_\_\_\_\_, 2014, and passed and adopted on the \_\_\_\_ day of \_\_\_\_\_, 2014, at a duly held meeting of the City Council of the City of Monte Sereno by the following votes:

AYES:  
NOES:  
ABSENT:

Approved: \_\_\_\_\_  
Burton Craig, Mayor

Attest: \_\_\_\_\_  
Andrea Chelemengos, City Clerk

Approved as to Form:

\_\_\_\_\_  
Kirsten M. Powell, City Attorney