

RESOLUTION NO. 3695

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO
ANNEXING (ANX 18-01) PROPERTY LOCATED AT 18840 SARATOGA-LOS GATOS
ROAD INTO THE MONTE SERENO CITY LIMITS**

WHEREAS, Hacienda Realty, LLC (“Applicant”) submitted an application to the City of Monte Sereno (“City”) for annexation of a 4.45-acre site located at 18840 Saratoga/Los Gatos Road and bounded by residential uses to the north, south, and east, and a residence and the Quito Fire Station immediately to the west supporting a multi-family residential development project, also known as the Montalvo Oaks Subdivision (“Project”), and

WHEREAS, the project site is comprised of two existing parcels, Assessor’s Parcel Numbers 510-08-018 and 510-08-019 (“Subject Property”); and

WHEREAS, the Subject Property is currently outside of the Monte Sereno city limits, but within the City of Monte Sereno’s sphere of influence; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act (Pub. Res. Act § 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000-15387), has prepared an Initial Study to evaluate the potentially significant environmental effects of the Project; and

WHEREAS, on June 12, 2018, by Resolution No. 3692 the Council adopted the Mitigated Negative Declaration in accordance with Section 15070 et seq. of the California Environmental Quality Act guidelines; and

WHEREAS, on June 12, 2018, by Resolution No. 3694, the Council approved an amendment to the City of Monte Sereno General Plan to modify the language of the Multi-Family Residential land use designation to allow up to 9 dwelling units per acre, and

WHEREAS the Subject property has a General Plan Land Use designation of Multi-Family Residential; and

WHEREAS, the City Council of the City of Monte Sereno held a first reading of Ordinance NS-216 on June 12, 2018 to prezone the Subject Property Multi-Family Planned Development RM(PD) (“Rezoning Ordinance”) and it is anticipated that the Rezoning Ordinance will be adopted on June 19, 2018; and

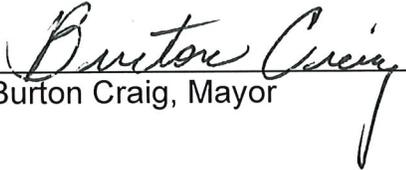
WHEREAS, the Council desires to annex the Subject Property into the Monte Sereno city limits.

WHEREAS, the Council held a duly noticed public hearing on June 12, 2018, at which time all interested parties were given full opportunity to be heard and to present evidence regarding the proposed annexation of the Subject Property; and

NOW THEREFORE, BE IT RESOLVED, the City Council of Monte Sereno hereby approves annexation of the Subject Property into the Monte Sereno city limits as shown on Exhibit A – Map and Exhibit B - Description attached hereto, subject to the successful adoption of the Rezoning Ordinance.

PASSED AND ADOPTED by the City Council of Monte Sereno on June 12, 2018 by the following vote:

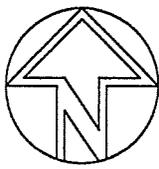
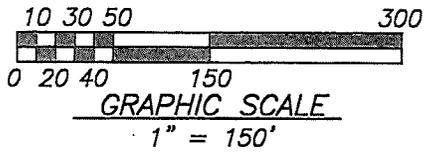
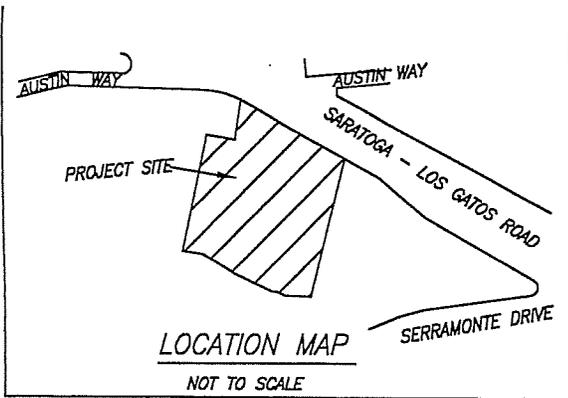
Ayes: Council Member Turner, Council Member Wolsheimer, Mayor Craig
Noes: Council Member Anstandig, Council Member Rogers
Abstain: None
Absent: None

By: 
Burton Craig, Mayor

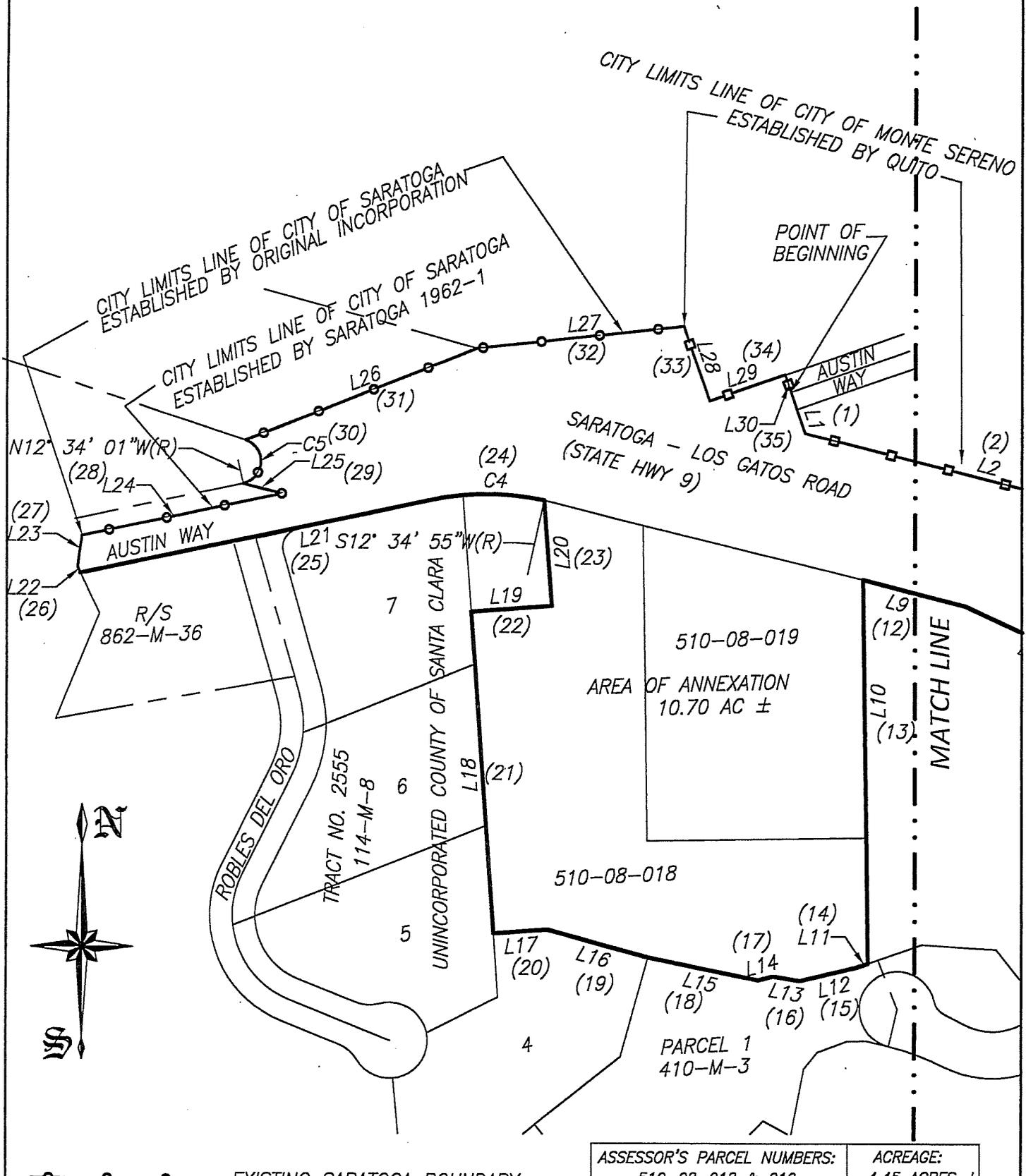
Attest: 
Andrea Chelemengos, City Clerk

Exhibit A Map
Exhibit B Description

EXHIBIT A



DISCLAIMER: THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED BY THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



- EXISTING SARATOGA BOUNDARY
- EXISTING MONTE SERENO BOUNDARY
- PROPOSED MONTE SERENO BOUNDARY

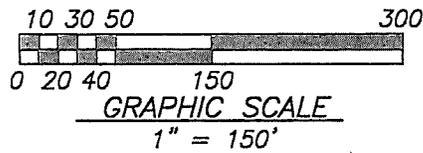
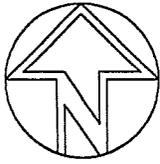
ASSESSOR'S PARCEL NUMBERS: 510-08-018 & 019	ACREAGE: 4.45 ACRES ±
--	--------------------------



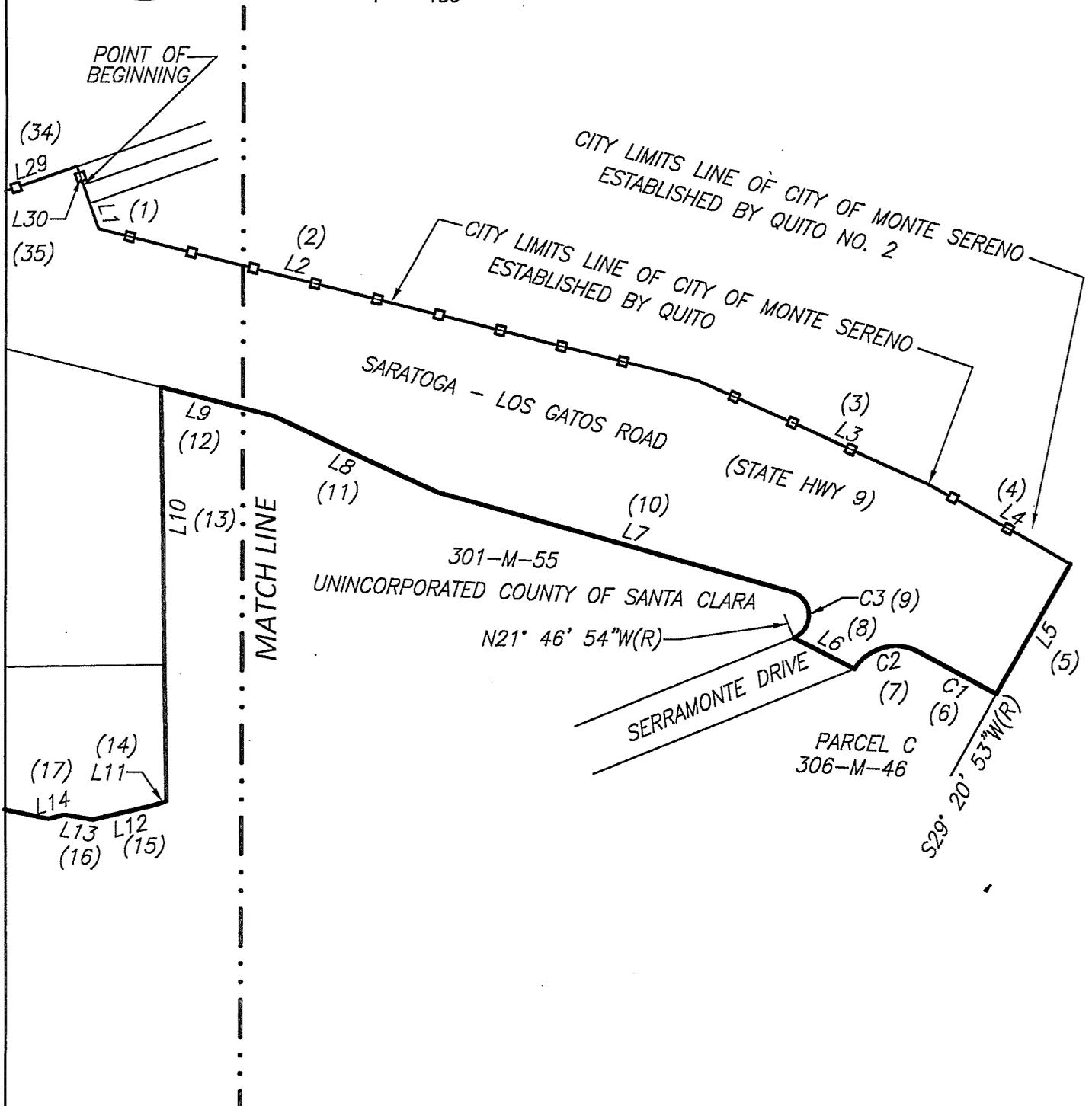
PLOTTED: PETER SMITH 8/23/2018 9:53 AM

MONTE SERENO ANNEXATION NO. 2018-01 (MONTALVO OAKS) BEING A PORTION OF THE RANCHO RINCONADA DE LOS GATOS SANTA CLARA COUNTY, CA	DATE: 6/28/18 REVISED: 8/21/18 SCALE: 1"=150' DRAWN BY: SKD JOB NO.: 1966	Charles W. Davidson Co. A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 255 W. JULIAN ST. #200, SAN JOSE, CA. PH. (408) 295-8162
	CHARLES W. DAVIDSON REG. NO. 11960 EXP. 3-31-19 CIVIL ENGINEER STATE OF CALIFORNIA	

EXHIBIT A



DISCLAIMER: THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED BY THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

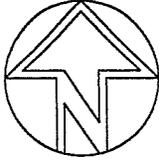


PAGE 2 OF 3

PLOTTED: PETER SMITH 8/23/2018 9:54 AM F:\1966\DMSS\PLANNING\1966 ANNEX PLAT #4 TEST

<p>MONTE SERENO ANNEXATION NO. 2018-01 (MONTALVO OAKS) BEING A PORTION OF THE RANCHO RINCONADA DE LOS GATOS SANTA CLARA COUNTY, CA</p>	<p>DATE: 6/28/18 REVISED: 8/21/18 SCALE: 1"=150' DRAWN BY: SKD JOB NO.: 1966</p>	<p><i>Charles W. Davidson Co.</i> A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 265 W. JULIAN ST. #200, SAN JOSE, CA. PH. (408) 295-9162 <i>Charles W. Davidson</i> RCE NO. 11960</p>
---	--	---

EXHIBIT A

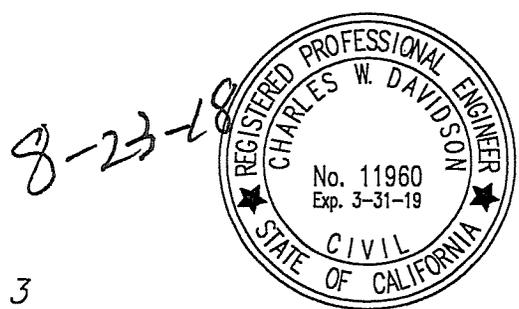


DISCLAIMER: THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED BY THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

Line Table		
Line #	Direction	Length
L1	S19° 11' 00"E	48.12
L2	S75° 52' 00"E	633.32
L3	S65° 43' 55"E	260.65
L4	S60° 48' 00"E	166.69
L5	S29° 52' 15"W	152.66
L6	N62° 48' 30"W	69.75
L7	N74° 22' 40"W	377.52
L8	N65° 11' 15"W	186.78
L9	N75° 38' 31"W	117.66
L10	S00° 48' 59"E	423.53
L11	S71° 05' 30"W	13.13
L12	S76° 28' 05"W	64.65
L13	N79° 56' 53"W	29.70
L14	S75° 25' 05"W	16.96
L15	N78° 26' 42"W	124.34

Line Table		
Line #	Direction	Length
L16	N75° 02' 21"W	115.97
L17	S85° 52' 59"W	60.00
L18	N04° 07' 01"W	356.75
L19	N85° 52' 59"E	90.00
L20	N04° 07' 01"W	117.03
L21	S77° 59' 00"W	393.05
L22	N25° 35' 50"W	7.30
L23	N08° 03' 42"E	35.41
L24	N77° 59' 00"E	226.17
L25	S75° 52' 00"E	44.51
L26	N68° 28' 08"E	275.40
L27	N83° 59' 46"E	231.63
L28	S19° 11' 00"E	86.56
L29	N70° 49' 00"E	88.11
L30	S19° 11' 00"E	20.00

Curve Table			
Curve #	Length	Radius	Delta
C1	91.08	2420.00	2° 09' 23"
C2	74.34	50.00	85° 11' 26"
C3	62.22	25.00	142° 35' 46"
C4	130.65	300.00	24° 57' 09"
C5	65.12	25.00	149° 14' 39"



MONTE SERENO ANNEXATION NO. 2018-01
(MONTALVO OAKS)

BEING A PORTION OF THE RANCHO RINCONADA DE LOS GATOS
SANTA CLARA COUNTY, CA

DATE: 6/28/18
REVISED: 8/2118
SCALE: 1"=150'
DRAWN BY: SKD
JOB NO.: 1966

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200, SAN JOSE, CA.
PH. (408) 295-9162

EXHIBIT B

ANNEXATION NO. 2018-01

(MONTALVO OAKS)

ANNEXATION TO THE CITY OF MONTE SERENO

GEOGRAPHIC DESCRIPTION

All that certain real property situate in Rancho Rinconada De Los Gatos in the County of Santa Clara, State of California, described as follows:

BEGINNING at a point in the City Limits line of the City of Monte Sereno as described in Quito Annexation at the intersection of the centerline of Austin Way with the southeasterly boundary of said Quito Annexation; thence from said POINT OF BEGINNING continuing along said southeasterly boundary and the northwesterly line of California State Highway 9, Saratoga Los Gatos Road, as said northwesterly line was established by deed from C.C. Reher, et ux, to the State of California, recorded in Book 1003 of Official Records at page 502, Santa Clara County Records;

Thence, (1) S19°11'00"E 48.12 feet;

Thence, (2) S75°52'00"E 633.32 feet;

Thence, (3) S66°43'55"E 260.65 feet ;

Thence, (4) continuing along said northwesterly line along the City Limits line of the City of Monte Sereno as described in Quito No. 2 Annexation S60°48'00"E 166.69 feet;

Thence, (5) leaving said City Limits line of Quito No. 2 Annexation southwesterly S29°52'15"W 152.66 feet to the point of intersection with the most northeasterly corner of Parcel C as shown on that certain Parcel Map filed for record in Book 306 of maps at page 46, Santa Clara County Records; said point lying in the southwesterly line of above said California State Highway 9, Saratoga Los Gatos Road;

Thence, (6) along said line from a radial bearing of S29°20'53"W along a curve to the left with a radius of 2420.00 feet through a central angle of 2°09'23" for an arc length of 91.08 feet to a point of compound curvature;

Thence, (7) along a curve to the left with a radius of 50.00 feet through a central angle of 85°11'26" for an arc length of 74.34 feet;

Thence, (8) N62°48'30"W 69.75 feet to a point in the easterly line of that certain 3.079± acre parcel of land shown on that certain Record of Survey filed for record in Book 301 of Maps at page 55, Santa Clara County Records;

Thence, (9) continuing along the boundary of last said parcel from a radial bearing of N21°46'54"W along a curve to the left with a radius of 25.00 feet through a central angle of 142°35'46" for an arc

EXHIBIT B

Annexation No. 2018-01
(Montalvo Oaks)
Annexation to the City of Monte Sereno
Page 2 of 3

length of 62.22 feet to appoint in the northeasterly line of last said parcel; said point lying in the southwesterly line of Saratoga Los Gatos Road;

Thence, (10) continuing along said southwesterly line of Saratoga Los Gatos Road and said last said parcel the following courses: N74°22'40"W 377.52 feet;

Thence, (11) N65°11'15"W 186.78 feet;

Thence, (12) N75°38'31"W 117.66 feet;

Thence, (13) leaving said southwesterly line of California State Highway 9, Saratoga Los Gatos Road, and the northeasterly line of above said 3.079+- acre parcel along the westerly line of last said parcel S00°48'59"E 423.53 feet to a point in the northwesterly line of Parcel 1 as shown on that certain Parcel Map filed for record in Book 410 of Maps at pages 3 and 4, Santa Clara County Records;

Thence, (14) along said northwesterly line the following courses: S71°05'30"W 13.13 feet;

Thence, (15) S76°28'05"W 64.65 feet;

Thence, (16) N79°56'53"W 29.70 feet;

Thence, (17) S75°25'05"W 16.96 feet;

Thence, (18) N78°26'42"W 124.34 feet to the northeasterly corner of Lot 4 of Tract No. 2555, a map of which was filed for record in Book 114 of Maps at page 8, Santa Clara County Records;

Thence, (19) along the boundary of said Tract No. 2555 the following course: N75°02'21"W 115.97 feet;

Thence, (20) S85°52'59"W 60.00 feet;

Thence, (21) N04°07'01"W 356.75 feet;

Thence, (22) leaving the boundary said Tract No. 2555 N85°52'59"E 90.00 feet;

Thence, (23) N04°07'01"W 117.03 feet to a point in said southwesterly line of Saratoga Los Gatos Road;

Thence, (24) along last said line from a radial being of S12°34'54"W along a curve to the left with a radius of 300.00 feet through a central angle of 24°57'09" for an arc length of 130.65 feet;

Thence, (25) along last said line and the southeasterly line of Austin Way S77°59'00"W 393.05 feet to a point in the City Limits Line of the City of Saratoga as described in the Original Incorporation;

Thence, (26) along said City Limits line N25°35'50"W 7.30 feet;

Thence, (27) N08°03'42"E 35.41 feet to a point in the City Limits line of the City of Saratoga as described in Saratoga 1962-1 Annexation;

EXHIBIT B

Annexation No. 2018-01
(Montalvo Oaks)
Annexation to the City of Monte Sereno
Page 3 of 3

Thence, (28) along last said City Limits line N77°59'00"E 226.17 feet;

Thence, (29) N75°52'00"W 44.51 feet;

Thence, (30) from a radial bearing of N12°34'01"W along curve to the left with a radius of 25.00 feet through a central angle of 149°14'39" for an arc length of 65.12 feet to a point in the City Limits line of the City of Saratoga as described in said Original Incorporation;

Thence, (31) along last said City Limit line N68°28'08"E 275.40 feet;

Thence, (32) N83°59'46"E 231.63 feet to a point in the City Limits Line of Monte Sereno as described in said Quito Annexation;

Thence, (33) along last said City Limits Line S19°11'00"E 86.56 feet.

Thence, (34) N70°49'00"E 88.11 feet;

Thence, (35) S19°11'00"E 20.00 feet to the POINT OF BEGINNING.

Containing 10.70 Acres, more or less.



For annexation purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.