RESOLUTION NO. 3694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO
AMENDING THE MULTI-FAMILY LAND USE DESIGNATION OF THE MONTE SERENO
GENERAL PLAN (GPA 18-01) ALLOWING UP TO NINE UNITS PER ACRE

WHEREAS, Hacienda Realty, LLC ("Applicant") submitted an application to the City
of Monte Sereno ("City") for an amendment to the City’s general plan land use designation
associated with 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; 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 has a City of Monte Sereno General Plan land
use designation of Multi-Family Residential, 3 dwelling units per acre; and

WHEREAS, the Applicant has requested to amend the City of Monte Sereno
General Plan land use designation of Multi-Family Residential to allow up to 9 dwelling
units per acre; and

WHEREAS, on May 19, 2015, the City Council of Monte Sereno ("Council") adopted
the City’s 2015-2023 Housing Element by Resolution No. 3591, which requires the City to
provide a variety of housing types within its limits; and

WHEREAS, State laws require the City to provide a variety of housing types within
its limits; and

WHEREAS, the Council desires to amend its General Plan to establish a land use
designation allowing a variety of housing types in conformance with the City’s 2015-2023
Housing Element and State law; and

WHEREAS, should the Council amend its General Plan as requested it would apply
to the Subject Property; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act
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, 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 amendment of the City's General Plan.

NOW THEREFORE, BE IT RESOLVED, the Council hereby finds and determines, after careful consideration of the information provided, that the City of Monte Sereno General Plan shall be, and hereby is, amended by adopting the text changes presented in Attachment A, a copy of which is on file in the office of the City Clerk.

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

[Signature]
Burton Craig, Mayor

ATTEST:
[Signature]
Andrea Chelemengos, City Clerk

Attachments:

Attachment A – Amended General Plan Text
General Plan Text Changes

The existing Monte Sereno General Plan land use designation for the project site is Multi-Family Residential, Three Dwelling Units per Acre. The proposal includes modifying the land use designation to Multi-Family Residential, Up to Nine Dwelling Units per Acre. The proposed text amendments are as follows, presented in underline format:

**General Plan, page 16**

4. Multi-family Residential, 3-Up to 9 D.U./Acre (RM)

This designation allows for the development of single-family and multi-family dwellings at a maximum density of three (3) dwelling units per acre, except where zoned PD Planned Development which allows a maximum density of nine (9) dwelling units per acre. The minimum lot area under this designation for three (3) dwelling units per acre is 14,520 square feet. For additional dwelling units per acre, the PD Planned Development will determine the minimum lot size. Additional uses that may be allowed include home occupation businesses, second units and other compatible uses identified in the Monte Sereno Municipal Code. Cluster Developments may be conditionally allowed.

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Table LU-1 SUMMARY OF DESIGNATED LAND USES

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Residential, 1 D.U./acre</td>
<td>858</td>
</tr>
<tr>
<td>Single-family Residential, 2 D.U./acre</td>
<td>55</td>
</tr>
<tr>
<td>Single-family Residential, 3-5 D.U./acre</td>
<td>134</td>
</tr>
<tr>
<td>Multi-family Residential, 3-9 D.U./acre*</td>
<td>4.5 (in City’s SOI)</td>
</tr>
<tr>
<td>Public</td>
<td>9</td>
</tr>
<tr>
<td>Open Space and Conservation</td>
<td>38</td>
</tr>
</tbody>
</table>

*PD/Up to 9 D.U./acre

**General Plan, page 23**
Policy LU-2.3 Permit the clustering of building sites to protect environmentally sensitive areas, avoid hazards, or create shared uses such as neighborhood recreation areas. However, in no case shall the number of lots allowed be greater than that permitted for a conventional subdivision, with the exception of a Planned Development district which allows for flexible neighborhood design of varying densities, lot sizes and housing product types.

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Table HE-8 RESIDENTIAL LAND USE DESIGNATIONS

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Development Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential (R-1-44)</td>
<td>0 - 1 dwelling unit per acre</td>
</tr>
<tr>
<td>Medium Density Residential (R-1-20)</td>
<td>1 - 2 dwelling units per acre</td>
</tr>
<tr>
<td>Higher Density Residential (R-1-8)</td>
<td>3 - 5 dwelling units per acre</td>
</tr>
<tr>
<td>Multi-family Residential (RM)*</td>
<td>3 dwelling units per acre</td>
</tr>
</tbody>
</table>

* Up to 9 dwelling units per acre with a PD Planned Development

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Table HE-9 “Residential Development Standards” of the General Plan shall be amended to include a note under RM designation to allow development standards specified on the PD application.