

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 (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, 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



Burton Craig, Mayor

ATTEST:



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:

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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

Single-family Residential, 1 D.U/acre	858
Single-family Residential, 2 D.U/acre	55
Single-family Residential, 3-5 D.U/acre	134
Multi-family Residential, 3-9 D.U/acre*	4.5 (in City's SOI)
Public	9
Open Space and Conservation	38

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

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Attachment A – Amended General Plan Text

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

Low Density Residential (R-1-44)	0 – 1 dwelling unit per acre
Medium Density Residential (R-1-20)	1 - 2 dwelling units per acre
Higher Density Residential (R-1-8)	3 - 5 dwelling units per acre
Multi-family Residential (RM)*	3 dwelling units per acre

* 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.