



# City of Monte Sereno

## Mid-Year Update

### July 1, 2023

#### Update from the Mayor

The first six months of 2023 have flown by. And, the next six months will go by even faster – turn up the volume to 11!

I'm excited to share news on three important initiatives for 2023. One was planned and two became apparent in the past quarter.

Monte Sereno is small and nimble. We are agile and move quickly to address items with urgency.

#### Community Center

We're completing the design phase of the Community Center and will be soliciting competitive bids to build it. We've hired a project manager, Sarah Chaffin, for three individual projects, the most significant will be the Community Center. As mentioned in the Peaceful Mountain Monitor, in addition to grants and a general fund contribution, we anticipate a capital campaign to raise money for this project. More to come on this in the near future.

#### S-Curve on Daves Avenue

The S-Curve at the west end of Daves Avenue, near Via Caballero, has been the source of many single vehicle collisions, mostly due to excessive speed. We hired Kimley-Horn to add traffic calming features to the S-Curve that will encourage drivers to reduce their speed. We will be soliciting input from neighbors, the adjacent community, and Monte Sereno residents on this project.

#### Monte Sereno Senior Services Roadmap

Seniors, as defined as those over 60, make up a large percentage of the population of Monte Sereno. This percentage is increasing as our population ages. The Town of Los Gatos spent over 18 months preparing a comprehensive Senior Services Roadmap that will guide, and prioritize, initiatives for services over the next 10 years.

Nancy Pearson, a Monte Sereno resident, volunteered countless hours working on the Los Gatos roadmap and will be leading the development of a similar roadmap for Monte Sereno. She is seeking input from residents and will be presenting recommendations to City Council in October 2023.

Bryan Mekechuk  
Mayor

#### Update from the City Manager

Our fiscal year runs from July 1 to June 30 every year, which is different than the calendar year. We publish the Peaceful Mountain Monitor every six months and, this year, we determined that a mid-year update was important to our residents, hence this update at the start of our fiscal year.

Staff have been extremely busy, working on multiple initiatives in parallel. Although the labor market for city positions is tight, we have been successful at retaining existing employees and building our team with exceptional talent.

Monte Sereno is proud to be an employer of choice and we are attracting employees from within our county. This is important in providing our residents with a high level of customer service.

I'd like to introduce three new employees – Riley Peterson, Sarah Chaffin and Daryl Jordan – and welcome our former City Attorney, Kirsten Powell, back to Monte Sereno.

Riley works two days per week and you will see him throughout the City, maintaining street signs, trimming bushes, and cleaning our right of way – keeping Monte Sereno beautiful.

Sarah Chaffin, as many may know, built the affordable teacher housing complex in Los Gatos – she is joining us as a project manager. Sarah will manage the Community Center construction, our Green Stormwater Infrastructure project in the City Hall parking lot, and the S-Curve project on Daves Avenue. Sarah lives in Los Gatos and knows our community.

Our newest employee is Daryl Jordan, who joins as our City Engineer. Daryl replaces Don Wimberly, our Interim City Engineer. Don stepped in on short notice to help us when our former City Engineer left to join another jurisdiction in Santa Cruz County, much closer to her home.

Steve Leonardis  
City Manager

## Update on Monte Sereno's Community Center



We're fortunate to have a site available and vacant in Monte Sereno so we can build a Community Center. It will be exciting to have a safe location to meet others in our community and to give Monte Sereno an identity. Prior City Councils approved remodeling the former and now vacant post office building to be a Community Center.

Although the Community Center will have many sustainable features that will be of interest to our community, the value will be through the activities that the Community Center will offer to our residents. The more it is used, the more valuable it will be.

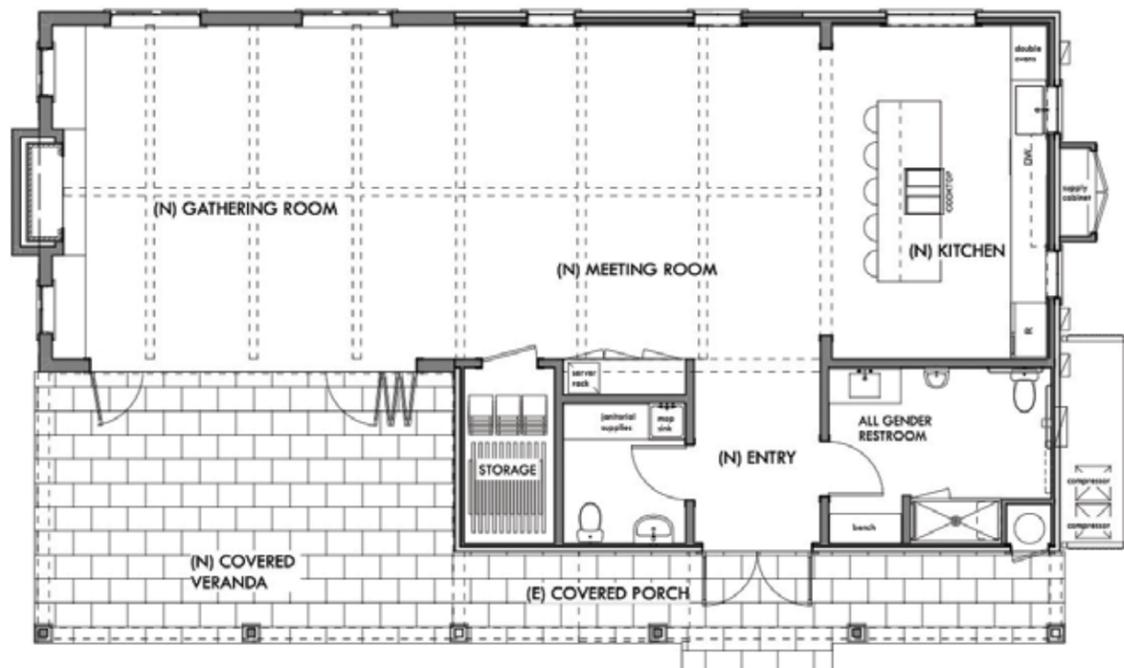
We will be surveying residents for how they would like the Community Center used. We anticipate it will be used by local service clubs for regular meetings, for presentations on sustainable construction practices, gardening and native

plants, induction cooking classes, CERT classes, wine tasting, activities for seniors, and be available for private functions.

The Community Center will have tables and chairs that can be configured in several ways to allow presentations, group conversations, board games, or mingling. The assembly capacity will be 50 people and the parking lot will hold 27 vehicles.

The multi-use room will have a kitchen island, suitable for convection cooking classes and for serving small groups. Our Community Center will have two restrooms, one being fully ADA compliant.

The Community Center will cost approximately \$1.5 million and will be funded through grants, the City's general fund, and an anticipated capital campaign.



## Update on the Housing Element

### Background and Timeline to Submission

The State of California creates housing plans in eight year cycles. The State's Department of Housing and Community Development (HCD), as part of the Regional Housing Needs Allocation (RHNA) process, identifies the number of new housing units that each local city must plan for and have built in that eight year cycle.

Through RHNA, Monte Sereno was allocated 193 housing units that must be built by January 31, 2029. HCD requires a 10-15% cushion in our Housing Element, so our minimum target is 213 units.

The City offered an incentive for residents to build Accessory Dwelling Units (ADUs) and 225 residents accepted the offer to do so. Thus, the City met its Housing Element requirement through ADUs in good faith.

City Council approved our Housing Element on January 31, 2023, which was submitted to HCD the next day. HCD had 60 days to review our Housing Element and we received a letter on March 31, 2023 with their comments.

HCD did not accept the ADUs as fulfillment of the Housing Element and insisted on zoning for multifamily development.

Through discussions with HCD, staff identified three types of units that the City could use in revising our Housing Element: Junior ADUs (JADUs), SB-9 Lot Splits, and SB-10 Zone Specific Properties.

### ADUs and Amnesty Program

We believe that HCD will accept 194 units from our ADU program. HCD accepted our projection of 160 units (although we received commitments for 225 ADUs), permits were issued for 10 ADUs to date, and we expect amnesty for 24 ADUs that were built and not permitted.

City Council has approved an ADU amnesty program to legalize ADUs that were created without proper building permits. Property owners with an un-permitted ADU that has been in existence prior to December 31, 2020 may apply for retroactive building permits without any code enforcement penalties or increased building permit fees.

### JADUs

HCD allows projections of Junior ADUs in Housing Elements for other jurisdictions. Allowing JADUs on a property allows property owners to convert bedrooms into JADUs. Monte Sereno residents could convert bedrooms into JADUs relatively

easily and the City could fulfill approximately 8 of the 213 units required by 2030.

### SB-9 Lots Splits

Senate Bill 9 (SB-9) allows existing lots to be split into two lots following the City's regulations on allowing SB-9 lot splits.

City Council directed staff to recommend regulations in Monte Sereno similar to SB-9 standards in Los Gatos, which impose a requirement to build an ADU with a main house on each new lot created through a lot split. Several of our residents requested that Monte Sereno make this change.

Changing the regulations on SB-9 lot splits could result in fulfilling up to 10 new units, including the additional ADUs required by SB-9 lot splits.

### Vacant Sites

Currently, four units may be built on vacant sites in Monte Sereno.

### SB-10 to Zone Specific Properties

Senate Bill 10 (SB-10) allows the City to zone specific lots by establishing unique development standards (building height, setbacks, number of stories, etc.) for specific sites. Applying SB-10 to two specific properties in the City, with the property owners agreeing to the zoning, could allow up to 10 units on each site that would provide 20 units of housing.

Although HCD requires multifamily zoning, any units created under SB-10 are in addition to the RHNA requirements.

### Summary

The City could meet its requirements as set forth below:

ADUs (new units and amnesty)	194
JADUs	8
SB-9 Lot Splits	10
Vacant Sites	4
RHNA	216
SB-10 Multifamily Zoning	20
<b>Total</b>	<b>236</b>

Staff is working on the alternatives identified above and City Council will hold a special meeting on July 11, 2023 to review staff's recommendations.

If approved, the City would create a revised Housing Element for public comment (7 days), finalize it by July 31 and HCD would have 60 days to review it.



City of Monte Sereno  
18041 Saratoga-Los Gatos Road  
Monte Sereno, CA 95030-4299

PRSR STD  
US POSTAGE  
PAID  
CAMPBELL, CA  
PERMIT #7009

## Reminders for Everyone

**Picnic in the Park** – Sunday, August 27 from 11:30 am to 2:00 pm at Vasona County Park

**Vacation Checks** – Los Gatos-Monte Sereno Police offers vacation checks to residents. While you are away on vacation, officers, police staff, and/or Volunteers in Policing will periodically stop by your home to check for open doors, broken windows, or any other suspicious circumstances. Please request a vacation check by going to:

<https://www.losgatosca.gov/forms.aspx?FID=53>

**Roadside Vegetation** – Keeping roadside vegetation trimmed is important to the safety of all. Parameters for trimming are:

1. Remove any vegetation that obscures the driver’s view of signs as vehicles approach the sign, including stop signs, speed limit signs, curve warning signs, and street name signs.
2. Vegetation must be trimmed to create minimum clearances as follows:
  - a. Fifteen feet (15’) above roadways
  - b. Ten feet (10’) above bike lanes
  - c. Eight feet (8’) feet above sidewalks
  - d. Two feet (2’) behind the face of curb or edge of pavement.

Vegetation overhanging roadways creates safety hazards, can result in damage to tall vehicles, and prevents fully sweeping of streets.

If vegetation within the public right-of-way is not kept adequately clear as above, the City may have the vegetation removed. Thank you for your help keeping our roadways safe.

**House Numbers** – The visibility of house numbers is extremely important to emergency service providers as well as non-emergency service providers. Emergency responders are much faster when they can see your house number easily from their vehicle. In many cases, having numbers at multiple locations can be a good idea.

### City Update Newsletter Statement of Purpose

Official update on initiatives and projects underway that are relevant to City residents.

Graphic Designer: Michele Kwong

### WHO TO CALL AT CITY HALL

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### SERVICE PROVIDERS

**POLICE**.....**911**  
 Los Gatos - Monte Sereno Police Department  
 Business/Non-Emergency.....(408) 354-5257  
 After 5 pm .....(408) 354-8600  
**FIRE**  
 Santa Clara County Fire Department.....**911**  
 Business/Non-Emergency.....(408) 378-4010  
**ANIMAL CONTROL/SHELTER**  
 Silicon Valley Animal Control.....(408) 764-0344  
**WASTE & RECYCLING**  
 West Valley Collection & Recycling.....(408) 283-9250  
**ELECTRICITY/NATURAL GAS**  
 Silicon Valley Clean Energy.....(844) 474-7823  
 Pacific Gas & Electric.....(800) 743-5000  
**ROAD OBSTRUCTIONS/ISSUES**  
 City Streets.....(408) 354-7635  
 After Hours Emergency.....(408) 354-8600  
 Highway 9 (Caltrans).....(510) 286-4444  
**SEWER**  
 West Valley Sanitation.....(408) 378-2407  
 After Hours Emergency.....(408) 299-2507  
**WATER**  
 San Jose Water Company.....(408) 279-7900  
**STORM DRAIN SPILL REPORTING**  
 West Valley Clean Water Authority.....(408) 354-5385