



CITY OF MONTE SERENO

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PROJECTS REQUIRING A SITE DEVELOPMENT PERMIT

The following project types require that a Site Development Permit be approved before a building permit can be submitted. Site Development Permits are heard and acted upon by the Site and Architectural Commission at a public hearing.

- (1) New main house.
- (2) Any addition that adds 500 square feet or more to an existing building or structure in the R-1-8 zoning district or 750 square feet or more to an existing building or structure in the R-1-20 or R-1-44 zoning district.
- (3) Any modification to the roof that increases the overall roof height of an existing structure by more than twenty-four (24) inches.
- (4) Any addition that adds 250 square feet or more to the second story of an existing two-story building in the R-1-8 zoning district or 500 square feet or more in the R-1-20 and R-1-44 zoning district.
- (5) Any additions of a second story to an existing single-story building.

Review Criteria for Site Development Permits

Following are the findings/criteria that are used by the Site and Architectural Commission to review the Site Development Permit application:

- (1) Whether the proposed improvement and/or use is compatible with the character of the surrounding neighborhood in which it would be located.
- (2) Whether the orientation and location of the buildings take into consideration the visual impact which could result from the proposed improvement and/or use.
- (3) Whether the proposed improvements, including architecture, are consistent with the City's design guidelines.
- (4) If applicable, whether the proposed improvement and/or use will provide for minimum grading and retention of the natural contours of the land then existing in order to protect the natural slope of the lot.
- (5) If applicable, whether the proposed improvement and/or use provides for:

- a. Retention of significant trees as defined elsewhere in the Code, unless the findings required by Section 10.15.080 of the Code can be made;
- b. Preservation of solar access.

(6) If applicable, whether the landscaping for the proposed improvement and or/use emphasizes the use of native materials in the area.

In connection with its review of each of the foregoing matters, the Site and Architectural Commission may include such conditions as it may determine to be necessary in order to ameliorate or mitigate identified impacts of the project. Such conditions, without limiting the discretion of the Site and Architectural Commission, may include a time limitation, site planning limitations, architectural conditions, setback restrictions, occupancy regulations, landscape regulations or drainage and sewage regulations.