

RESOLUTION NO.3621

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO
AMENDING THE MONTE SERENO GENERAL PLAN TO CREATE A
PUBLIC/RESIDENTIAL MULTI-FAMILY LAND USE DESIGNATION AND TO
AMEND THE LAND USE DESIGNATION FOR THAT CERTAIN PROPERTY
LOCATED AT 17765 DAVES AVENUE AS PUBLIC/RESIDENTIAL MULTI-FAMILY**

WHEREAS, on May 19, 2015, the City Council of the City of Monte Sereno adopted the 2015-2023 Housing Element ("Housing Element") by Resolution No. 3591 and the Mitigated Negative Declaration for the 2015-2023 Monte Sereno Housing Element ("Neg Dec") by Resolution No. 3590; and

WHEREAS, one of the programs in the Housing Element requires the City of Monte Sereno to establish a Public/Residential Multi-Family land use designation and zoning district and to consider rezoning that certain property located at 17765 Daves Avenue (the "Property"); and

WHEREAS, the establishment of a Public/Residential Multi-Family land use designation and zoning district requires a General Plan Amendment to create the land use designation, amend the land use map and designate the Property as Public/Residential Multi-Family (collectively referred to as "General Plan Amendment"); and

WHEREAS, the General Plan Amendment is a "project" under the California Environmental Quality Act (CEQA) and is thus subject to environmental review; and

WHEREAS, by Resolution No.3620, the City Council of the City of Monte Sereno approved an Addendum to the Mitigated Negative Declaration for the 2015-2023 Monte Sereno Housing Element which determined that the General Plan Amendment, Zoning Ordinance Amendments and rezoning of the Property required to implement the Housing Element was adequately analyzed in the Mitigated Negative Declaration for the 2015-2023 Monte Sereno Housing Element; and

WHEREAS, the City Council of the City of Monte Sereno held a duly noticed public hearing on May 3, 2016 and May 17, 2016, at which time all interested parties were given full opportunity to be heard and to present evidence regarding the proposed amendment of the Monte Sereno General Plan.

NOW THEREFORE, BE IT RESOLVED BY THE MONTE SERENO CITY COUNCIL AS FOLLOWS:

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 land use designations and map changes as shown on the documents attached hereto.

PASSED AND ADOPTED by the City Council of the City of Monte Sereno,
State of California on May 17, 2016, by the following vote:

AYES: Council Members Anstandig, Craig, Huff Wolsheimer and Mayor
Allan

NOES: None

ABSENT: None

ABSTAIN: None



Lionel M Allan, Mayor

ATTEST:



Andrea Chelemengos, City Clerk

B. Land Use Designations

The following outlines the allowable land uses for each land use designation. Maximum density and intensity measures are also identified for each land use type. Table LU-1 summarizes the acreage for each land use designation and Figure LU-2 maps the locations of the General Plan land use designations.

1. Single-Family Residential, 1 D.U./Acre (R-1-44)

This designation allows for the development of single-family dwellings at a maximum density of 1 dwelling unit per acre. Additional uses that may be allowed include home businesses, second units, renting of rooms/boarding and other compatible uses identified in the Monte Sereno Municipal Code.

2. Single-Family Residential, 2 D.U./Acre (R-1-20)

This designation allows for the development of single-family dwellings at a maximum density of 2 dwelling units per acre. Additional uses that may be allowed include home businesses, second units, renting of rooms/boarding and other compatible uses identified in the Monte Sereno Municipal Code.

3. Single-Family Residential, 3 to 5 D.U./Acre (R-1-8)

This designation allows for the development of single-family dwellings at a maximum density of three to five dwelling units per acre. The minimum lot area under this designation is 8,000 square feet. Additional uses that may be allowed include home businesses, second units and other compatible uses identified in the Monte Sereno Municipal Code. Cluster development may be conditionally permitted.

4. Multi-family Residential, 3 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. The minimum lot area under this designation is 14,520 square feet. Additional uses that may be allowed include home businesses, second units and other compatible uses identified in the Monte Sereno Municipal Code. Cluster Developments may be conditionally.

5. Public/Multi-family Residential, 3 to 5 D.U./Acre (P/RM)

This designation allows all uses and development authorized in the Public (P) designation. In addition, this designation allows for the development of multi-family dwelling at maximum of three (3) to five (5) dwelling units per acre when used simultaneously or in conjunction with a permitted or conditional use allowed in the Public (P) Zoning District.

6. Public (P)

The Public designation allows for the development and operation of services and facilities that are necessary to meet the community's public needs. Allowable uses include public schools, City offices, post offices, fire and police facilities, other governmental facilities, parks and other recreational facilities. The maximum allowed intensity in the Public designated shall be as established by use permit or other vehicle for project approval.

7. Open Space (OS)

The Open Space designation is used to preserve environmentally sensitive areas and maintain a high quality scenic beauty in the community. Allowable uses are limited to unimproved open space and public facilities. No permanent structures are permitted in the Open Space designation.

TABLE LU-1 SUMMARY OF DESIGNATED LAND USES

Land Use Designation	Acreage in City Limits
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 D.U./acre	4.5 (in City's SOI)
Public/Multi-family Residential, 3-5 D.U./acre	3.47
Public	9
Open Space and Conservation	38

