



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

City of Monte Sereno RHNA Allocation Appeal

October 22, 2021

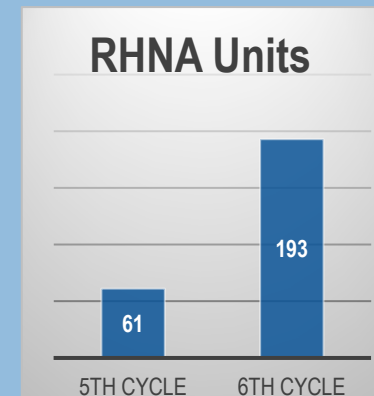
Background

Monte Sereno is nestled against the Santa Cruz Mountains



1,249 Parcels in 1.7 square miles

3,479 residents



Monte Sereno's RHNA more than tripled:
from 61 units in the 5th Cycle to 193 units in the 6th Cycle

Bases for Appeal

Government Code Section 65584 RHNA appeal bases:

1. Failure to adequately consider local planning unique to the jurisdiction
2. Failure to determine share in accordance with the RHNA Methodology and in a manner supportive of the five legislative objectives
3. Significant and unforeseen change in circumstance

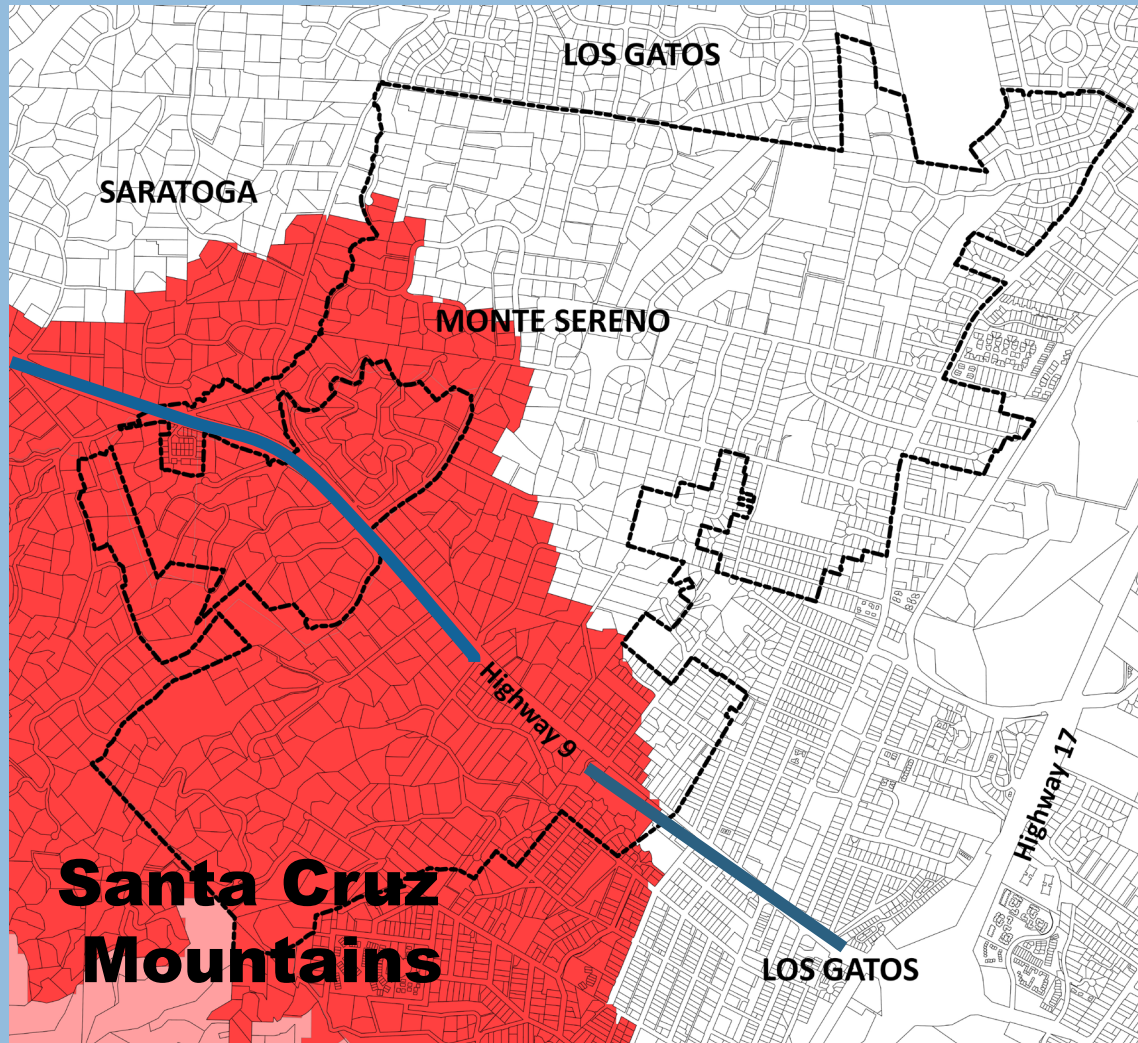
Focus: Monte Sereno Basis 1 for Appeal

Government Code Section 65584 Basis #1:

ABAG Failed to Consider Local Planning Factors Unique to Monte Sereno that Limit Development

- Wildfire hazard zones
- Lack of available land suitable for development
- Jobs/housing balance
- Lack of transit access

Very High Wildfire Hazard Zone



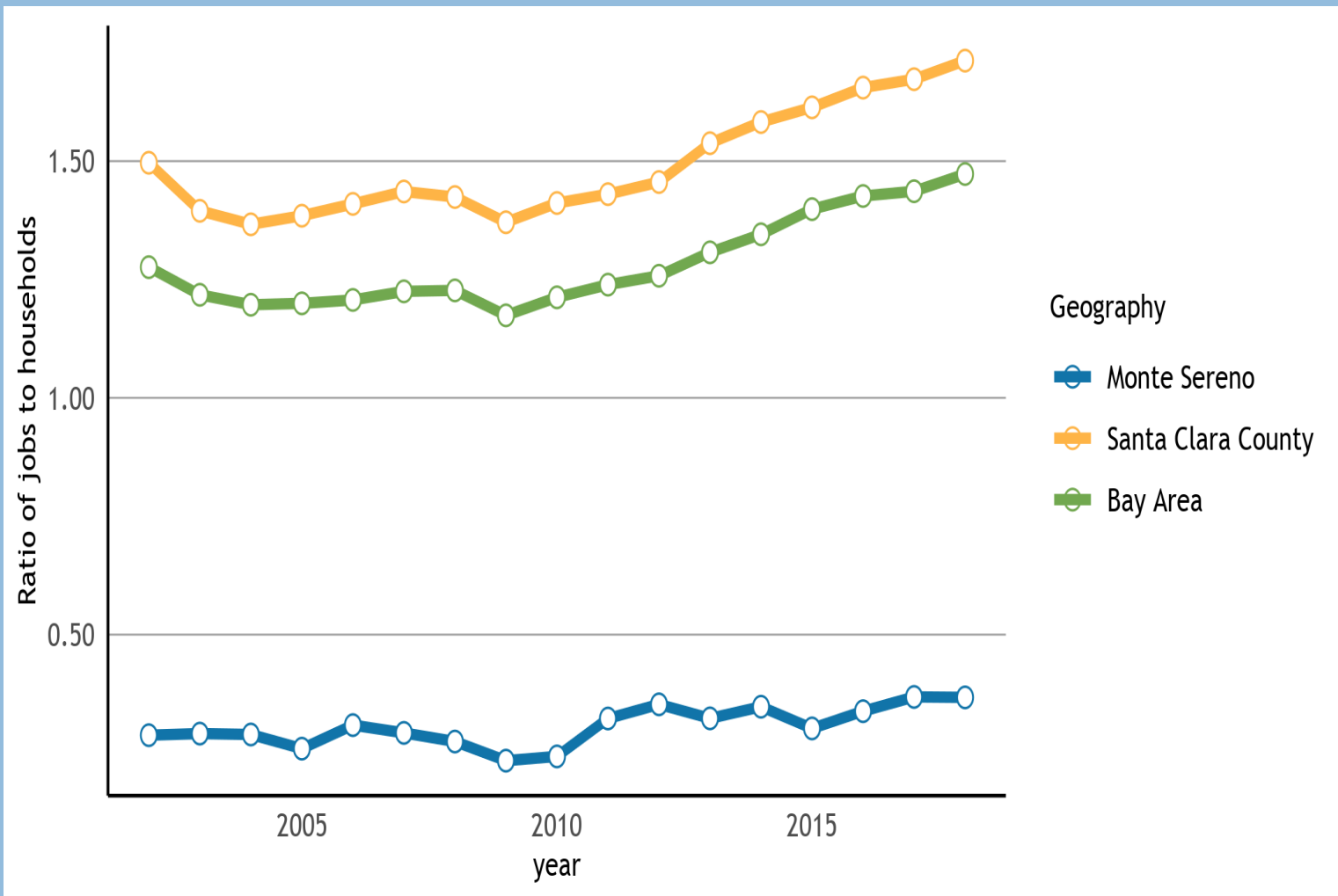
One third of the City's parcels and about half its land area is in the Very High Wildfire Hazard Zone

The primary evacuation route, Hwy 9 runs through the Very High Wildfire Hazard Zone

Jobs / Housing Balance

- Monte Sereno is an entirely residential city.
- There are no jobs to support the RHNA allocation.
- Monte Sereno exports workers:
 - 1,396 employed residents
 - 522 at-home jobs
 - a jobs-to-resident-workers ratio of 0.37.
- Furthering the housing imbalance will exacerbate commute traffic and greenhouse gas emissions.

Jobs/Housing Ratio



Fails to Meet Jobs/Housing Objective

Jobs/Housing Objective:

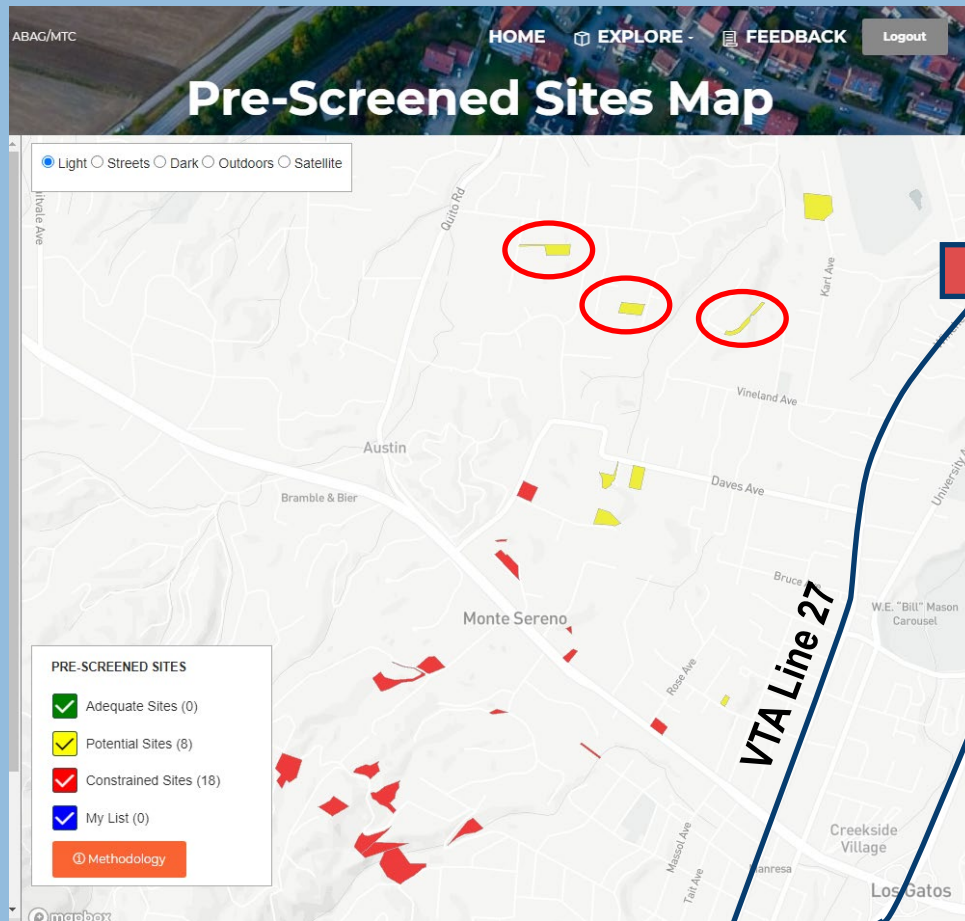
Promoting an improved intraregional relationship between jobs and housing

- Based upon the jobs/housing balance, Monte Sereno should have received reduced RHNA allocations
- New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs.
- This means many workers will need to prepare for long commutes and time spent on the road and it contributes to traffic congestion and time lost for all road users.

Lack of Available Land Suitable for Development

- Very Few Vacant Sites
 - 3 vacant sites outside very high fire hazard area
 - Only 3.25 acres usable vacant land
 - Largest vacant parcel only 1.5 acres
- No commercial districts exist for re-zoning to residential or mixed-use .

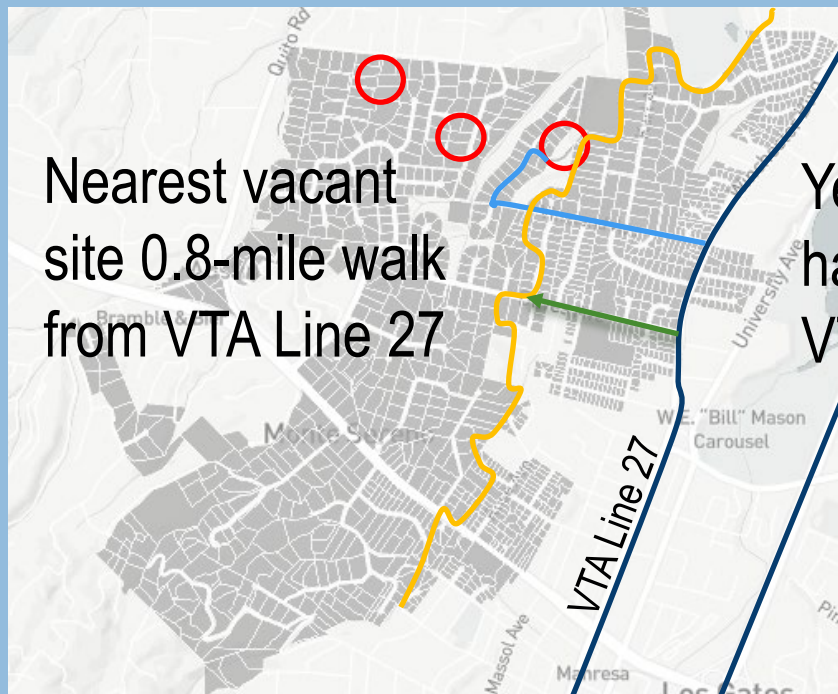
Availability of Land Suitable for Development



Vacant sites are inappropriate for multi-family affordable housing

Monte Sereno Lacks Good Transit Access

- No practical access to public transportation.
- Lack of both local jobs and public transportation will lead to increased vehicle miles traveled, traffic congestion, and increased greenhouse gas emissions.



Nearest vacant
site 0.8-mile walk
from VTA Line 27

Yellow line shows
half mile walk from
VTA Line 27

Fails to Account for Lack of Transit Access

ABAG's RHNA methodology assigns 15 percent of lower-income housing need to job proximity by transit.

- Monte Sereno has no meaningful access to public transit. Bus service is minimal, and because of the low-density configuration of lots, most houses are not within a reasonable walking distance to the bus stop and no direct access to light rail.

Conclusion and Request

- Monte Sereno is constrained by high fire hazards
- Only 3.25 acres of vacant land is outside the very high fire hazard area
- Monte Sereno has a lot of housing and no job base
- The lack of transit means new residents will need to drive to work.
- REQUEST:
Reduce RHNA allocation from 193 units to 97 units