



# Memorandum

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**TO:** Honorable Mayor &  
City Council

**FROM:** Toni J. Taber, CMC  
City Clerk

**SUBJECT:** The Public Record  
November 22 – December 1, 2022

**DATE:** December 7, 2022

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## **ITEMS FILED FOR THE PUBLIC RECORD**

### **Letters from Boards, Commissions, and Committees**

#### **Letters from the Public**

1. Letter from LAFCO of Santa Clara County, dated November 23, 2022, regarding: LAFCO Certificate of Completion - Lucky Road #1.
2. Letter from Carlin Black (J'Carlin), dated November 28, 2022, regarding: Mobility on Demand will substantially reduce parking demand for businesses and residential.

A handwritten signature in blue ink, appearing to read "Toni J. Taber".

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Toni J. Taber, CMC  
City Clerk

# LAFCO Certificate of Completion - Lucky Road #1

Abello, Emmanuel <[REDACTED]>

Wed 11/23/2022 9:37 AM

To: Sapien, Robert <Robert.Sapien@sanjoseca.gov>; Frankie Martinez <[REDACTED]>  
 <[REDACTED]> Nguyen, Bob <[REDACTED]> City Clerk  
 <city.clerk@sanjoseca.gov>; Zahiri, Nayer <[REDACTED]> meera.naqaraj@sanjoseca.gov  
 <meera.naqaraj@sanjoseca.gov>; Tracy Ellenberger <[REDACTED]>  
 <[REDACTED]> Camarena, Kim@CALFIRE <[REDACTED]> Cantu, Luisa  
 <Luisa.Cantu@sanjoseca.gov>; Little, Martin <[REDACTED]>  
 <[REDACTED]> EXT.Jake.Hess <[REDACTED]> GIS <[REDACTED]> Thompson,  
 Matthew <[REDACTED]> Salisbury, Robert <[REDACTED]>  
 <[REDACTED]> Lerma, Andrea <[REDACTED]> Leung, Raymond  
 <[REDACTED]> Binder, Kenneth <[REDACTED]> EXT.911-  
 Suwanna.Kerdkaew <[REDACTED]>

📎 2 attachments (2 MB)

Assessor's Report - Lucky Rd Annexation No 1.pdf; Certificate of Completion - Lucky Road 1.pdf;

[External Email]

Attached are LAFCO Certificate of Completion and Santa Clara County Assessor's Report listing the parcel included in the completed annexation to Monte Sereno **Lucky Road #1**. This annexation takes effect today, **November 23, 2022**.

This email and its PDF attachments constitute the official notification to your agency relating to this completed annexation. Your agency will be notified of all future annexations using the email address(es) you provided. To continue to receive notices on future annexations, please let us know when there are changes to your agency's emails.

Thank you,

**Emmanuel Abello**

Associate Analyst, LAFCO of Santa Clara County

[REDACTED]

[REDACTED] | Twitter: [@SantaClaraLAFCO](https://twitter.com/SantaClaraLAFCO) | [www.SantaClaraLAFCO.org](http://www.SantaClaraLAFCO.org)

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Fax [REDACTED]

Lawrence E. Stone, Assessor

## REPORT OF THE COUNTY ASSESSOR

Date Report Prepared: **July 18, 2022**  
Title of Proposal: **Lucky Road Annexation No. 1**  
Type of Application: **Anx/Detach to City**  
Conducting Authority: **City of Monte Sereno**

### 1. Review of Proposal

- a. Location: vacant land
- b. Assessor's Parcel Numbers: 510-31-077
- c. Respective Net value of assessed parcels as of July 1, 2022: \$493,443 LAND ONLY

### 2. Conformity to Lines of Assessment or Ownership

- Boundaries of proposal conform.
- Boundaries of proposal fail to conform to lines of assessment per attached map.
- Upon annexation, lines of assessment will no longer be split by TRA lines within this proposal.

### 3. Special Districts

Special districts within the proposed area include:

TRA 60-007

060-007 0111 SARATOGA UNION ELEM. SCHOOL	
060-007 0137 LOS GATOS UNION JT(43,44) HIGH SCHOOL	
060-007 0203 WEST VALLEY JT(43,44) COMM. COLLEGE	
060-007 0206 SARATOGA CEMETERY	
060-007 0208 GUADALUPE-COYOTE RESOURCE CONSV.	
060-007 0371 CENTRAL FIRE PROTECTION	
060-007 0252 MID-PENINSULA REGIONAL JT(41,43,44) OPEN SPACE	
060-007 0378 AREA NO. 01 (LIBRARY SERVICES) COUNTY SERVICE	
060-007 0377 AREA NO. 01 (LIBRARY SERVICES), BENEFIT ASSESSMENT COUNTY SERVICE	
060-007 0215 BAY AREA JT(1,7,21,28,38,41,43,48,49) AIR QUALITY MGMT.	
060-007 0322 SANTA CLARA VALLEY COUNTY WATER	
060-007 0376 SANTA CLARA VALLEY-ZONE W-4 COUNTY WATER	
060-007 0335 SANTA CLARA COUNTY IMPORTATION WATER-MISC.	
060-007 0326 SANTA CLARA VALLEY-ZONE C-1 COUNTY WATER	

Prepared By:

**Anita Badger, Property & Title Identification Technician**

**COPY**

WHEN RECORDED, PLEASE MAIL  
THIS TO:

**LAFCO**  
[REDACTED]  
[REDACTED]

Place Clerk Recorder sticker below this line

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**25407526**

Regina Alcomendras  
Santa Clara County - Clerk-Recorder  
11/23/2022 09:18 AM

**CONFORMED COPY**

Copy of document recorded.  
Has not been compared with original.

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**CERTIFICATE OF COMPLETION:**

**LUCKY ROAD #1**

DOCUMENT TITLE



Local Agency Formation Commission of Santa Clara County  
[Redacted]  
[Redacted]  
SantaClaraLAFCO.org

**Commissioners**  
Rich Constantine  
Susan Ellenberg  
Sergio Jimenez  
Yoriko Kishimoto  
Linda J. LeZotte  
Mike Wasserman  
Susan Vicklund Wilson

**Alternate Commissioners**  
Helen Chapman  
Cindy Chavez  
Matt Mahan  
Russ Melton  
Terry Trumbull  
**Executive Officer**  
Neelima Palacherla

**CERTIFICATE OF COMPLETION**

I, Neelima Palacherla, Executive Officer of the Santa Clara County Local Agency Formation Commission, issue this Certificate of Completion pursuant to Government Code Sections 57200 and 57201.

I hereby certify that I have examined **Resolution No. 22-3866** for a change of organization attached hereto and have found this document to be in compliance with Government Code Section 56757 authorizing cities within Santa Clara County to assume authority over certain changes in government organization.

The name of the City is: **Monte Sereno**.

The entire City is located in Santa Clara County.

The change of organization completed is an **ANNEXATION** to the **City of Monte Sereno** and detachment from the following:

**NONE**

A map and description of the boundaries of the change of organization are appended hereto.

The title of this proceeding is: **Lucky Road #1**

The City has complied with all conditions imposed by the Commission for inclusion of the territory in the City's Urban Service Area.

The change of organization was ordered subject to the following terms and conditions: **NONE**.

The date of adoption of the City Resolution ordering the reorganization is **10/4/2022**.

I declare under the penalty of perjury in the State of California that the foregoing is true and correct.

Dated: 11/18/22

[Redacted Signature]  
\_\_\_\_\_  
Neelima Palacherla, Executive Officer  
LAFCO of Santa Clara County

*Attachments: City Resolution, Legal Description (Exhibit A) and Map (Exhibit B)*

**RESOLUTION NO. 22-3866**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO TO APPROVE ANNEXATION OF AN UNINHABITED APPROXIMATELY 0.6 ACRE PARCEL ALONG LUCKY ROAD, APN: 510-31-077**

WHEREAS, the City of Monte Sereno has received a request for annexation of parcel designated as APN 510-31-077 from Alex Rubashevsky; and

WHEREAS, the property located along Lucky Drive is approximately 0.6 acres and is contiguous to a City boundary and within the City's Urban Service Area, and

WHEREAS, such territory is known by the short form designation of "Lucky Road #1," and a description of the boundaries of this territory is set forth in Exhibit "A," entitled "Geographic Description," attached hereto and incorporated herein by this reference, which description is subject to correction or revision as required; and

WHEREAS, a map showing the location of such territory is attached hereto as Exhibit "B" entitled "Proposed Annexation to City of Monte Sereno of Lucky Road #1," and incorporated herein by this reference;

WHEREAS, the City enacted ordinance NS-190 October 1, 2013 to pre-zone this parcel with R-1-44 zoning district designation; and

WHEREAS the City of Monte Sereno, as Lead Agency for environmental review for the annexation, has determined annexation of the subject property is exempt from the California Environmental Quality Act guidelines, pursuant to Section 15061(b)(3); and

WHEREAS, such territory the County Surveyor of Santa Clara County has found the description and map to be in accordance with Government Code Section 56757, the boundaries to be definite and certain, and the proposal to be in compliance with LAFCO's road annexation policies; and

WHEREAS, as provided in Government Code Section 56757, the City Council of the City of Monte Sereno shall be the conducting authority for a reorganization including an annexation to the City; and

WHEREAS, the proposal does not split lines of assessment or ownership; and

WHEREAS, the proposal does not create islands or areas in which it would be difficult to provide municipal services; and

WHEREAS, the proposal is consistent with the adopted general plan of the City of Monte Sereno; and

WHEREAS, the City Council finds that it has complied with all conditions imposed by LAFCO for inclusion of the territory in the urban service area of the City; and

WHEREAS, the territory is uninhabited and all owners of land included in the proposal have consented to this annexation; and

WHEREAS, Government Code Section 56662(a) provides that if a petition for annexation is signed by all owners of land within the affected territory the Town Council may approve or disapprove the annexation without a public hearing.

WHEREAS, all owners of land included in this proposal have consented to this annexation;

WHEREAS, the City approved Resolution 22-3864 on September 20, 2022 to set a date for consideration of an annexation of this parcel.

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

Section 1. Each recital set forth above is hereby adopted as a specific finding of this City Council.

Section 2. The City Council of the City of Monte Sereno hereby approves annexation of the parcel designated as "Lucky Road #1," commonly known as APN 510-31-077.

**REGULARLY APPROVED** this 4<sup>th</sup> day of October 2022 by the following roll call vote:

Ayes: LEUTHOLD, MEKECHUK, ELLAHIE  
Noes: NONE  
Abstain: NONE  
Absent: LAWLER, TURNER

DocuSigned by:  
[Redacted Signature]  
605EE33F3FE0198  
BY: Javed I. Ellahie, Mayor

ATTEST:  
DocuSigned by:  
[Redacted Signature]  
493E81727DC0A36  
Michelle Estabillo, City Clerk

The foregoing instrument is a correct copy  
of the original on file in this office  
By [Redacted Signature]  
Dated \_\_\_\_\_

EXHIBIT 'A'

ANNEXATION TO THE CITY OF MONTE SERENO  
LUCKY ROAD #1  
GEOGRAPHIC DESCRIPTION

All that certain property situate in the Unincorporated Area of the County of Santa Clara, State of California, being all of that certain parcel of land as described in the Grant Deed from Vladimir Rubashevsky and Galina Rubashevsky, husband and wife and Mark Shats and Natalya Shats, husband and wife to Alex Rubashevsky, an unmarried man, as to an undivided 50% interest; and Eden Shats, an unmarried woman, as to an undivided 50% interest, recorded on July 19, 2013 as Document No. 22308038, Santa Clara County records; being a portion of Lot 3, Section 17, Township 8 South, Range 1 West, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at a point on the southwesterly line of the lands described in EXHIBIT "A" MONTE SERENO, as attached to the Resolution of the Board of Supervisors of the County of Santa Clara, State of California, declaring the result of the Election for the Formation of the City of Monte Sereno as a Municipal Corporation, passed and adopted by the Board of Supervisors of the County of Santa Clara, State of California, May 13, 1957, said point being the northeasterly corner of said parcel of land described in said Document No. 22308038, from which point a corner of the lands described in said EXHIBIT "A" MONTE SERENO, said corner being the most southerly corner of Tract No. 1218, as shown on the map recorded in Book 48 of Maps at Pages 44 and 45, said Santa Clara County records, bears North 44° 33' 00" West, 670.08 feet, said point of beginning being in the southwesterly line of the Rancho Rinconada de Los Gatos;

Thence leaving said "MONTE SERENO" boundary, along the general easterly, southerly, and westerly lines of said parcel of land described in said Document No. 22308038 the following ten (10) courses: 1) South 26° 45' 00" East, 56.10 feet;

Thence (2) South 25° 45' 00" West, 83.16 feet;

Thence (3) South 18° 45' 00" East, 56.10 feet;

Thence (4) South 09° 45' 00" West, 29.04 feet;

Thence (5) South 14° 45' 00" West, 57.42 feet;

Thence (6) South 73° 48' 00" West, 97.35 feet;

Thence (7) North 01° 40' 00" West, 68.64 feet;

Thence (8) North 19° 45' 00" East, 51.00 feet;

Thence (9) North 29° 00' 00" East, 240.00 feet to a point in the southwesterly line of said "MONTE SERENO" boundary and the southwesterly line of the Rancho Rinconada de Los Gatos;



Thence (10) South 44° 30' 00" East, along said southwesterly line, 49.48 feet to the **POINT OF BEGINNING** and containing 0.432 acres of land, more or less.

END OF DESCRIPTION

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

  
\_\_\_\_\_  
Kristina D. Comerer, PLS 6766

Rev. Date: March 19, 2021

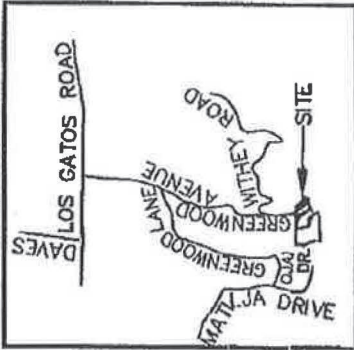


# EXHIBIT B

PROPOSED ANNEXATION TO  
CITY OF MONTE SERENO  
LUCKY ROAD #1  
LYING WITHIN

UNINCORPORATED AREA OF  
SANTA CLARA COUNTY, CALIFORNIA  
SCALE: 1" = 100'  
MARCH 2021

LOCATION MAP



DISCLAIMER:  
FOR ASSESSMENT PURPOSES ONLY. THIS  
DESCRIPTION OF LAND IS NOT A LEGAL  
PROPERTY DESCRIPTION AS DEFINED IN  
THE SUBDIVISION MAP ACT AND MAY NOT  
BE USED AS THE BASIS FOR AN OFFER FOR  
SALE OF THE LAND DESCRIBED.

TRACT NO. 121B  
48 M. 44 - 45

EXISTING MONTE SERENO  
BOUNDARY

SW LINE RANCHO RINCONADA DE LOS GATOS

N 44°30'00" W 670.08

POINT OF BEGINNING  
L1 (7) APN: 510-31-031

APN: 510-31-023

L2 (2) L3 (3) L4 (4) L5 (5)

L6 (6) L7 (7) L8 (8) L9 (9) L10 (10)

OLD ROAD TO SARATOGA 10' WIDE +/-  
N 29°00'00" E 240.00

APN: 510-31-077  
LANDS OF RUBASHEVSKY, ET AL  
DOC. NO. 22309038

APN: 510-31-076

APN: 510-31-089

APPROX. LOCATION  
LUCKY ROAD

PROPOSED ANNEXATION  
AREA=0.432 ACRES +/-

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S26°45'00"E	56.10
L2	S25°45'00"W	83.16
L3	S18°45'00"E	56.10
L4	S09°45'00"W	29.04
L5	S14°45'00"W	57.42
L6	N19°45'00"E	51.00
L7	S44°30'00"E	49.48

PRTN. LOT 3, S.17, T.8S., R.1W., M.D.M.

### LEGEND

- BOUNDARY LINE OF PROPOSED ANNEXATION
- - - EXISTING CITY OF MONTE SERENO BOUNDARY

CROSS LAND SURVEYING, INC.



PROJECT NO. 13-13

**Fw: Mobility on Demand will substantially reduce parking demand for businesses and residential.**

Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

Tue 11/29/2022 9:56 AM

To: Rules and Open Government Committee Agendas &lt;rulescommitteeagenda@sanjoseca.gov&gt;

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**From:** City Clerk <city.clerk@sanjoseca.gov>**Sent:** Monday, November 28, 2022 12:58 PM**To:** Agendadesk <Agendadesk@sanjoseca.gov>**Subject:** FW: Mobility on Demand will substantially reduce parking demand for businesses and residential.

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**From:** J'Carlin <[REDACTED]>**Sent:** Monday, November 28, 2022 12:35 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** Mohsen, Raania <Raania.Mohsen@sanjoseca.gov>; [REDACTED]**Subject:** Mobility on Demand will substantially reduce parking demand for businesses and residential.

[External Email]

Greetings Mayor and City Council,

Mobility on Demand (MoD) also known as Transportation as a Service is radically changing the way people use family owned vehicles. For many daily trips, traffic and parking issues near common destinations make MoD the preferred way to get to busy locations like airports, major shopping centers, and even daily jobs. Add Vice Mayor Jones' Innovative Transit Zone solutions which will certainly spread outside of West San Jose, and the family car will become a status symbol parked at home except for infrequent trips to country clubs, vacation venues, and friend visits.

If you haven't seen Catalyze Silicon Valley's MoD Webinar you should spent the time before tomorrow's Council Meeting. It is available at [https://m.youtube.com/watch?v=ngV6VBo3LvY&mc\\_cid=7d4cbe418a&mc\\_eid=8da07a5bdc](https://m.youtube.com/watch?v=ngV6VBo3LvY&mc_cid=7d4cbe418a&mc_eid=8da07a5bdc) or on CatalyzeSV's facebook page under videos (May). It presents four companies that right now are reducing the need for mandated parking for businesses and large residential developments.

Parking requirements should be determined by developers, based on transit availability, Urban Village accessibility, and income of residents. Parking should be designed with future repurposing as parking needs are affected by MoD.

Sincerely,

Carlin Black

D1 San Jose CA

For info only: CatalyzeSV, SCAG, WNAC, D1LG, 280 Cap Group

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12/1/22, 8:13 AM

Mail - Rules and Open Government Committee Agendas - Outlook

Carlin Black

Aka J'Carlin

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