



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/08/2024

ITEM NO: 2

DATE: May 3, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2½:PD. Not Subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption. **Located at 230 La Terra Court.** APN 527-12-006. Architecture and Site Application S-24-006. Property Owner: Greenridge Terrace Development, LLC. Applicant: David Fox. Project Planner: Sean Mullin.

RECOMMENDATION:

Approve the request for construction of a neighborhood identification sign on property zoned HR-2½:PD, located at 230 La Terra Court.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½:PD, Hillside Residential Single-Family Residential
Applicable Plans & Standards: Town Code, General Plan; Hillside Development Standards and Guidelines
Parcel Size: 198,030 square feet (4.55 acres)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Undeveloped	Hillside Residential	HR-2½:PD
South	Residential	Hillside Residential	HR-2½ and HR-2½:PD
East	Undeveloped	Hillside Residential	HR-2½:PD
West	Residential and Undeveloped	Hillside Residential	HR-2½:PD

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- The project is not subject to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3): Review for Exemption.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in conformance with Planned Development Ordinance 2281.
- The project complies with the Hillside Development Standards and Guidelines.
- The project complies with the Hillside Specific Plan

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located at the end of Santella Drive (Exhibit 1) in the La Terra Subdivision, which was approved under the Greenridge Terrace Planned Development. The subject property is undeveloped.

A Building Permit is currently under review for new entry gates and retaining walls in the area of the proposed sign. The proposed neighborhood identification sign would be mounted to a retaining wall included in the Building Permit application.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located at the end of Santella Drive in the Greenridge Terrace Planned Development (Exhibit 1). The subject property is undeveloped. The surrounding properties are existing residential uses or undeveloped.

B. Project Summary and Zoning Compliance

The applicant proposes construction of a neighborhood identification sign. Pursuant to Section 29.20.750 (19), the Planning Commission determines applications for neighborhood identification signs and signs on freestanding walls.

DISCUSSION:

The applicant proposes construction of a neighborhood identification sign (Exhibit 7) located on a retaining wall north of the cul-de-sac bulb at the terminus of Santella Drive (Exhibit 1). The sign would be located in a landscaped area between the La Terra Court private road and a private driveway (Exhibit 4).

The Town's Sign Ordinance provides the intent of the ordinance (Section 29.10.105) and standards for review of all signs (Section 29.10.125). Additionally, the Sign Ordinance prescribes development standards for a neighborhood identification sign, limiting them to no more than 24 square feet and providing that the location and number of signs are subject to determination of the Planning Commission.

The applicant has provided a Project Description and Letter of Justification detailing the project's compliance with the intent and standards of the Sign Ordinance (Exhibit 5). The proposed sign would be 23.13 square feet and would be mounted to a concrete retaining wall finished with a stone veneer (Exhibit 6). The individual cut letters would be 12 inches tall, and the logo would be 24 inches tall. The letters and logo would be cut from steel plate and finished in a dark bronze. No lighting is proposed.

The proposed sign includes materials and colors reflective of the surrounding hillside environment. The text and logo are simple and well-proportioned. The location of the sign and the lack of illumination allow for it to maintain a low profile and integrate with its surroundings. The proposed sign meets the intent and standards of the Town's Sign Ordinance, as well as the development standards for neighborhood identification signs.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 800 feet of the subject property. As of the publishing of this report, no public comments have been received.

CONCLUSION:

A. Summary

The property owner is requesting approval for construction of a neighborhood identification sign located in the La Terra Subdivision at 230 La Terra Court.

B. Recommendation

If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the project is not subject to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3): Review for Exemption, where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project is in conformance with Planned Development Ordinance 2281 (Exhibit 2);
4. Make the finding that the project complies with the Hillside Development Standards and Guidelines (Exhibit 2);
5. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
7. Approve Architecture and Site application S-24-006 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Site Photos
5. Project Description and Letter of Justification
6. Color and Materials Board
7. Project Plans

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