



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 04/16/2024

DATE: April 11, 2024
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution, Based on Planning Commission Recommendations, Modifying the Height Pole and Netting Policy for Additions and New Construction. The Proposed Modifications to Town Policy are Not Considered a Project Under the California Environmental Quality Act. Project Location: Town Wide. Applicant: Town of Los Gatos.

RECOMMENDATION:

Adopt a Resolution (Attachment 14), based on Planning Commission recommendations, modifying the Height Pole and Netting Policy for Additions and New Construction.

BACKGROUND:

On August 1, 2023, Town Council provided direction on modifications to the Town's Height Pole and Netting Policy for Additions and New Construction (Story Pole Policy) based on the Planning Commission recommendations made in spring 2023. On December 5, 2023, Town Council reviewed the revised policy based on the August 1, 2023 direction, and provided direction to make the following additional modifications:

- Not require story poles for projects over 55 feet in height, but to provide requirements for signage and visual renderings;
- Require visual renderings prepared by a Town consultant, paid for through a deposit from applicant;
- Allow as an option to provide visual renderings and signage instead of story poles for multi-family and mixed-use projects with a residential component;

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Department Director

BACKGROUND (continued):

- Modify the timeframe for story pole removal to be 60 days after the first public hearing or once final action has been taken and the appeal period is over;
- Include a QR code, email contact, and website link on signage, and require signage within 30 days of initial staff technical review of the project; and
- Retain the existing exception process.

DISCUSSION:

Attachment 13 is a revised Draft Story Pole Policy showing in track changes all modifications approved by Town Council on August 1, 2023, and December 5, 2023.

In addition, staff has added specific requirements for signage for projects that involve only a Conditional Use Permit, as the revised Policy would now require signage for those Permits.

The Draft Resolution (Attachment 14) also includes language to allow projects that are already under review to choose to use this updated Policy. The goal of this language is to reduce governmental constraints on the development of housing.

PUBLIC COMMENT:

Public comment received since the discussion of this item on December 5, 2023 is included as Attachment 15.

CONCLUSION:

Staff recommends that the Town Council adopt a resolution to adopt the revised Story Pole Policy document (Attachment 14 with Exhibit 1), with findings that the project is not subject to the California Environmental Quality Act [Section 15061(b)(3)] and is consistent with the General Plan; and include any specific changes agreed upon by the majority of the Town Council.

ALTERNATIVES:

Alternatively, the Town Council may:

1. Continue this item to a date certain with specific direction to staff;
2. Refer this item back to the Planning Commission with specific direction; or
3. Take no action, leaving the Policy unchanged.

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SUBJECT: Story Pole Policy Modifications

DATE: April 11, 2024

ATTACHMENTS:

Previously received with the August 1, 2023 Staff Report:

1. Draft Revised Story Pole Policy with Changes Red-Lined
2. Draft Resolution with Exhibit 1
3. April 26, 2023 Planning Commission Staff Report with Exhibits 1-2
4. April 26, 2023 Planning Commission Addendum Report with Exhibit 3
5. April 26, 2023 Planning Commission Verbatim Minutes
6. May 24, 2023 Planning Commission Staff Report with Exhibit 4
7. May 24, 2023 Planning Commission Addendum Report with Exhibit 5
8. May 24, 2023 Planning Commission Desk Item Report with Exhibits 6
9. May 24, 2023 Planning Commission Verbatim Minutes

Previously received with the August 1, 2023 Desk Item:

10. Public Comment received between 11:01 a.m., Monday, July 31, 2023, and 11:00 a.m., Tuesday, August 1, 2023

Previously received with the December 5, 2023 Staff Report:

11. Revised Draft Story Pole Policy with Changes Red-Lined
12. Revised Draft Resolution with Exhibit 1

Received with this Staff Report:

13. Revised Draft Story Pole Policy with Changes Red-Lined
14. Revised Draft Resolution with Exhibit 1
15. Public Comment

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