



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/17/2019

ITEM NO: 8

DATE: September 6, 2019
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Town Code Amendment Application A-19-006. Project Location: **Town Wide**.
Applicant: Town of Los Gatos.
Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding Parking Assessment District regulations.

RECOMMENDATION:

Introduce an Ordinance (Attachment 4), by title only, effecting an amendment to Chapter 29 (Zoning Regulations) of the Town Code regarding Parking Assessment District regulations.

BACKGROUND:

On February 26, 2019, the Policy Committee reviewed an outline of possible streamlining opportunities that relate to the land use process and costs for businesses and residents. Potential amendments to the regulations for the Parking Assessment District was one of the streamlining options. Following a brief discussion, the Policy Committee provided direction to bring back the Parking Assessment District regulations for further discussion.

On May 28, 2019, the Policy Committee reviewed potential modifications to the Parking Assessment District regulations and approved forwarding the changes to the Planning Commission and Town Council for recommendation and consideration, respectively.

DISCUSSION:

A. Planning Commission

On August 14, 2019, the Planning Commission reviewed the proposed Town Code amendments from the Policy Committee (Attachment 1, Exhibit 6) that would:

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

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DISCUSSION (continued):

- Remove the requirement for a Variance application for the removal of on-site parking spaces when the use is changed to a residential use that does not require the amount of on-site parking spaces.

The Planning Commission has no recommended modifications to the Policy Committee's draft ordinance language. Attachment 2 contains the verbatim minutes for the Planning Commission meeting.

B. Public Outreach

Public input has been requested through the following media and social media resources:

- An eighth-page public notice in the newspaper;
- A poster at the Planning counter at Town Hall;
- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's Nextdoor page.

In addition, interested architects and the following organizations have been contacted regarding the amendments:

- American Institute of Architects (AIA) Silicon Valley;
- Santa Clara County Association of Realtors (SCCAR); and
- Silicon Valley Association of Realtors (SILVAR).

CONCLUSION:

Staff recommends that the Town Council:

1. Make the finding that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act [Section 15061 (b) (3)] (Attachment 3);
2. Make the required finding that the amendment to Chapter 29 of the Town Code regarding Parking Assessment District regulations is consistent with the General Plan (Attachment 3); and

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CONCLUSION (continued):

3. Introduce the Ordinance of the Town of Los Gatos effecting the amendment of the Town Code regarding Parking Assessment District regulations A-19-006 (Attachment 4), by title only, with any specific changes identified and agreed upon by the majority of the Town Council.

ALTERNATIVES:

Alternatively, the Council may:

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

COORDINATION:

The preparation of the Ordinance was coordinated with the Town Attorney.

ENVIRONMENTAL ASSESSMENT:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment.

PUBLIC COMMENTS:

No written public comments have been received.

Attachments:

1. August 14, 2019 Planning Commission Staff Report with Exhibits 1 - 6 (16 pages)
2. August 14, 2019 Planning Commission Verbatim Minutes (four pages)
3. Required Findings (one page)
4. Draft Ordinance (four pages)

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