



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/17/2019

ITEM NO: 9

DATE: September 6, 2019
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Town Code Amendment Application A-19-004. Project Location: **Town Wide**.
Applicant: Town of Los Gatos.
Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding parking lot improvement regulations.

RECOMMENDATION:

Introduce an Ordinance (Attachment 4), by title only, effecting amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding parking lot improvement 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 parking lot improvements was one of the streamlining options. Following a brief discussion, the Policy Committee provided direction to bring back the parking lot improvement regulations for further discussion.

On May 28, 2019, the Policy Committee reviewed potential modifications to the parking lot improvement 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):

- Modify the deciding body for Building Permits for parking lot improvements from the Development Review Committee to the Community Development Director.

The Planning Commission had 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 amendments to Chapter 29 of the Town Code regarding parking lot improvement regulations are 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 amendments of the Town Code regarding parking lot improvement regulations A-19-004 (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 Categorically 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 amendments 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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