



**TOWN OF LOS GATOS  
POLICY COMMITTEE REPORT**

MEETING DATE: 6/25/2019

ITEM NO: 3

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DATE: JUNE 17, 2019

TO: POLICY COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: DISCUSS AND PROVIDE DIRECTION ON DEMOLITION REGULATIONS.

RECOMMENDATION:

Discuss and provide direction on demolition regulations.

BACKGROUND:

The Policy Committee last considered this matter on April 9, 2019. After discussion, the Committee's direction was to forward a recommendation to the Planning Commission to approve the following proposed modifications to the demolition regulations:

- Removal of the contiguity requirement; and
- To allow the repair exception for non-historic homes.

Their discussion also included support for one of the additional topics for consideration, which was to add existing chimneys as an exclusion from the existing wall area. Additionally, the Committee requested that the Historic Preservation Committee (HPC) be provided an opportunity to review the proposed modifications relating to historic structures.

On April 24, 2019, the HPC considered the potential changes as they would apply to historic structures. After discussing the matter, the HPC recommended approval of the changes as recommended by the Policy Committee.

PREPARED BY: JOEL PAULSON  
Community Development Director

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Reviewed by: Town Manager

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BACKGROUND (continued):

On May 22, 2019, the Planning Commission reviewed the proposed Town Code amendments from the Policy Committee. The Planning Commission recommended approval of the amendments with modifications to the Policy Committee's draft ordinance language based on public comments and discussion at the hearing.

In addition to these specific recommended changes, the Planning Commission also expressed support for a reconsideration of larger concepts within the demolition definition, specifically whether interior wall structure (framing) might be considered in place of wall surface material when retaining existing walls, as was mentioned during the public comment period of the hearing.

DISCUSSION:

On June 4, 2019, the Town Council considered the Planning Commission recommendation and introduced an Ordinance effecting amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations. At that meeting, the Town Council also referred discussion of additional amendments to the Policy Committee for further discussion. The specific larger concept for the Policy Committee's consideration is:

- Whether interior wall structure (framing) might be considered in place of wall surface material when retaining existing walls.

Staff looks forward to the discussion and direction of the Policy Committee for next steps.

COORDINATION:

The preparation of this report was coordinated with the Town Manager's and Town Attorney's Offices.