



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 01/19/2021

ITEM NO: 7

DESK ITEM

DATE: January 19, 2021
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Consider a Request for an Exception to the Story Pole Policy to Allow an Alternative to Standard Story Pole Installation to Illustrate and Provide Notice of the Proposed Project on Property Zoned R:PD. Located at 110 Wood Road. APN 510-47-038. Applicant: Frank Rockwood. Property Owner: Covia Communities. Project Planner: Jocelyn Shoopman

REMARKS:

The following discussion includes questions asked by Council Member's and staff's responses in *italics*.

- What projects in Town have been granted an exception to the Story Pole Policy since its adoption by the Town Council on August 5, 2013?

North 40 Phase I

On February 16, 2016, the Town Council granted a request for an exception to the required installation and timing of the Story Pole Policy for the North Forty Phase I development proposal. The exception requested by the applicant included installing story poles for structures along the perimeter of the development area only, using flag rope for structures over 40 feet, retaining the proposed story poles for four weeks after the mailing of notices regarding the Planning Commission public hearing, and creating a scale model of the entire proposed Phase I application to be displayed in the Town Library for public viewing. The Council approved the applicant's request with the following modifications:

- *The story poles are required to remain in place for 60 days from the date the notices are sent for the Planning Commission public hearing; and*
- *Six additional buildings proposed towards the center of the site must have story poles to provide a more complete representation of the project.*

PREPARED BY: Jocelyn Shoopman
Associate Planner

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

REMARKS (continued):

On April 5, 2016, the Town Council considered a request to modify the approved exception to the Story Pole Policy and the matter was continued to April 19, 2016. The applicant requested a modification to the original story pole exception because they were not able to install all of the poles and netting due to access concerns for existing residential and commercial properties. The applicant's requested modification included installation of poles with orange flags. On April 19, 2016, the Town Council denied the request to modify the approved exception to the Story Pole Policy. The project was requesting approval for construction of a new multi-use, multi-story mixed use development, and on-site and off-site improvements on the southern 20.7 acres of the North 40 Specific Plan area and was approved by the Town Council on August 1, 2017.

16212 Los Gatos Boulevard

On January 16, 2018, the Town Council granted a request for an exception to the required timing of the Story Pole Policy for the property located at 16212 Los Gatos Boulevard. The exception requested by the applicant included installing the story poles for a maximum of 10 days based on public safety and the use of the site by existing tenants. On January 16, 2018, the Town Council approved the exception to the Story Pole Policy. The project was requesting approval of a Planned Development to re-zone two properties zoned CH to CH:PD to allow for construction of a new commercial building and was approved by the Town Council on August 6, 2019.

- Please clarify staff's recommendation with respect to all four requested exceptions to the Story Pole Policy by the 110 Wood Road applicant.

Staff recommended approval of the proposed exceptions to the Story Pole Policy due to the potential to cause a threat to public health and safety based on the proposed number, size, and height of the buildings. However, the Council is the ultimate deciding body for story pole exceptions.

Attachment 4 includes public comments received between 11:01 a.m., Thursday, January 14, 2021 and 11:00 a.m., Tuesday, January 19, 2021.

Previously received with the January 19, 2021 Staff Report:

1. Story Pole Policy
2. Exception Request and Proposed Story Pole Plan from the Applicant, received November 13, 2020
3. Public Comments received by 11:00 a.m., Thursday, January 14, 2021

PAGE 3 OF 4

SUBJECT: 110 Wood Road/Story Pole Exception Request

DATE: January 19, 2021

Attachment received with this Desk Item Report:

4. Public Comments received by 11:00 a.m., Tuesday, January 19, 2021

*This Page
Intentionally
Left Blank*