



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/05/2023

ITEM NO: 12

DESK ITEM

DATE: December 5, 2023
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.

REMARKS:

On Friday, December 1, 2023, the Town received a finding/comment letter from the California Department of Housing and Community Development (HCD) regarding the Town's Draft Revised Housing Element. One of the comments included in that letter specifically addressed the Town's Story Pole and Netting Policy:

Program AW (Story Poles and Netting Policy): While the Program now commits to revise Story Poles and Netting Policy Requirements; these requirements are constraints and impact housing costs; supply (number of units) and approval certainty and should be removed or replaced with cost effective measures to promote certainty for the developers and the community. Further, the element should evaluate the effectiveness of any future requirements or measures, and making adjustments, as necessary, by a specified date (e.g., by 2028).

As a result of this comment, staff in consultation with the Town's Housing Element consultant, recommends that the Town Council modify the Town's Story Pole Policy to allow for video renderings and signage in place of story poles for buildings proposed to be 55 feet or taller. This would allow the next response to HCD to include this change as a more cost effective measure, along with a commitment to future evaluation and adjustments as needed.

PREPARED BY: Jennifer Armer, AICP
Planning Manager

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

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SUBJECT: Story Pole Policy Modifications

DATE: December 5, 2023

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