



**TOWN OF LOS GATOS
POLICY COMMITTEE REPORT**

MEETING DATE: 5/28/2019

ITEM NO: 2

DATE: MAY 23, 2019

TO: POLICY COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: PROVIDE DIRECTION ON POTENTIAL AMENDMENTS TO THE HILLSIDE
DEVELOPMENT STANDARDS AND GUIDELINES APPROVAL PROCESSES.

RECOMMENDATION:

Provide direction on potential amendments to the Hillside Development Standards and Guidelines approval processes.

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 residences. Following a brief discussion, the Policy Committee provided direction to bring back Hillside Development Standards and Guidelines (HDS&G) regulations for further discussion.

Potential amendments to the HDS&G regulations was one of the topics identified by staff as an opportunity to streamline the land use process and costs. The general questions and comments regarding potential amendments to HDS&G regulations presented in the February 26, 2019 Policy Committee report were:

- Should new homes or additions to existing homes that result in square footage over 5,000 square feet (**including** garage over 400 square feet), but meet the allowed FAR, be reviewed and approved by the Development Review Committee (DRC) rather than having to go to the Planning Commission?

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Town Manager

BACKGROUND (continued):

- Should new homes or additions to existing homes that result in square footage over 5,000 square feet (**not including** garage over 400 square feet), but meet the allowed FAR, be reviewed and approved by the DRC rather than having to go to the Planning Commission?
- Should single-story additions over 800 square feet or greater than 20 percent of the existing square footage be handled at the building permit level rather than having to go to the DRC?
- This would save time and money for applicant's, if the application isn't appealed.

DISCUSSION:

The HDS&G contains information regarding the maximum allowed gross floor area (Attachment 1). The maximum allowed gross floor area for a house includes the house and accessory structures, including garages, that are larger than 400 square feet. This helps limit the development intensity, for the house, on hillside lots for property owners who choose to have a garage that is larger than 400 square feet and/or other accessory structures larger than 400 square feet.

The HDS&G uses the maximum allowed gross floor area as a factor to determine the deciding body that can approve various applications (Attachment 2). Depending on the type of structure and proposed square footage, the deciding body is the Community Development Director, DRC, or Planning Commission. Attachment 3 contains information regarding application processes pursuant to the current HDS&G.

This meeting will allow for a conversation between staff and the Policy Committee. Staff will be prepared to walk through this matter and answer questions.

Staff is interested in the Policy Committee's discussion and direction on the potential streamlining opportunities outlined above which would reduce the time and cost to property owners for these types of applications.

COORDINATION:

The preparation of this report was coordinated with the Town Manager's Office.

Attachments:

1. Excerpt from the HDS&G regarding Maximum Allowed Gross Floor Area
2. Excerpt from the HDS&G regarding Deciding Bodies
3. Application Table