

September 25, 2023
Revised October 12, 2023

Sean Mullin
Senior Planner
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

**RE: Rebuild of Los Gatos Meadows
Response to Feedback on the Current Submittal**

Dear Sean:

We are submitting this letter with the intent (1) to provide the Town with an update on the status of the Los Gatos Meadows Rebuild Project (the “Project”) and, (2) to request an opportunity to preview our Project refinements with the Planning Commission, as further described herein.

LOS GATOS MEADOWS REBUILD PROJECT STATUS UPDATE

We recognize that it has been nearly 18 months since the Project was remanded back to the Planning Commission at the April 5, 2022 Town Council Meeting. We have not been sitting idle during this time.

First and foremost, the project team has been studying a range of refinements to our current formal proposal dated July 21, 2021 (the “Current Submittal”) that specifically address concerns that were raised on January 12, 2022 by the Planning Commission and on April 5, 2022 by the Town Council. These refinements are discussed in the body of this letter, as well as visually depicted in the attached appendices.

Prior to submitting an updated proposal, we are requesting an opportunity to preview these refinements with the Planning Commission with the expectation of seeking their input. We are not requesting that the Planning Commission take any actions, other than to provide their input on our proposed refinements. We anticipate resubmitting an updated proposal after this meeting (the “Revised Submittal”).

Incidentally, note that since the submission of the Current Submittal, Covia (formerly Episcopal Senior Communities) became affiliated with Front Porch Communities and

Services. While this transition occurred during our 2021/2022 planning review process, a key CEO leadership change resulted in the need to “pause” the Project until the new CEO was onboarded and brought up to speed on the Project. This transition was completed this April. Also, during this period, there was an extraordinary increase in construction pricing followed by a significant increase in interest rates requiring a thorough re-evaluation of the financial feasibility of the project. Fortunately, the results of the re-evaluation are favorable. It is with renewed enthusiasm and unequivocal commitment that we offer the following project refinements to the Planning Commission for review and consideration.

PROPOSED REFINEMENTS

The Tradeoff Between Height/Massing versus Housing

The primary theme of comments made by the Planning Commission and the Town Council related to the height/massing of our proposed project. Based on our extensive market analysis (updated just recently), we believe that the demand for the type of senior housing with services we are proposing is deep and would justify a project with many more units than currently proposed. However, we also appreciate that the Current Submittal has the potential to create a few limited impacts on public views. While we have studied a broad array of responses to the range of issues raised, our primary focus has been on exploring opportunities to mitigate the visual impacts without compromising our goal to replace as many of the prior units as practical, all while maintaining the level of services and amenities to make this project an asset to the broader Los Gatos community.

Re-Allocation of Height and Massing

The Current Submittal was developed with a sensitivity to a range of impacts, including visual impacts. However, we understand that there are particularly high sensitivities to Villa B, Villa C and the front portion of Villa A. Conversely, as revealed by the installation of the story poles, there is less of a visual impact from Villa E, Villa F, Villa G and the rear portion of Villa A. Accordingly, we are contemplating a resubmittal that effectively reallocates the massing from Villas B and C to Villas E, F and G and from the front portion of Villa A to the rear portion of Villa A. The reallocation of massing effectively minimizes the visual impact from public viewsheds of Villas B, C and the front portion of Villa A. See Appendix A for additional details regarding this contemplated change.

Change in Unit Mix

Several comments made during the Planning Commission (but not the Town Council) meeting questioned the “luxury” positioning of the proposed project. To be clear, it is our objective to rebuild Los Gatos Meadows as a beautiful community. The proposed use and proposed target positioning of the current application does not differ from our original entitlement application secured in the late 1960s. What has changed are the expectations for senior living accommodations that have evolved markedly over the past half-century. The preferences and expectations of people born in the later part of the 1800s (the intended

age cohort of the original design) differ greatly from those of the boomer generation and beyond.

The unit sizes and unit mix of the proposed project are based on focus group studies with local residents and decades of Front Porch's experience providing similar services to thousands of older adults. A project positioning that is not in alignment with the market is not feasible. We believe our Current Submittal aligns well with current local and market preferences.

However, because this was such an important consideration of the Planning Commission, we are contemplating adjustments to the proposed unit mix that would eliminate the five top-story penthouse units entirely and would modestly reduce the average unit size. **See Appendix B for additional details regarding the contemplated adjustment to the unit mix.**

Reduction in Net Off-Haul

Meeting the operational needs for the former Los Gatos Meadows site required the use of numerous surface parking spaces as well as extensive use of off-site public and private parking that compromised fire department access. Resolving this has been a major priority of our planning efforts. In response to CDAC's recommendation, our rebuild proposal incorporated a substantial increase in the number of below grade parking spaces that would necessitate a substantial volume of soil off-hauls.

We believe our Current Submittal balances the trade-off between parking needs and other factors such as volume of soil removed, off-haul impacts, visual impacts, fire access and tree removal impacts.

However, based on concerns expressed by the Planning Commission with respect to off-haul impacts, we are contemplating an approximate ten percent reduction in the number of parking spaces and the volume of soil to be removed. **See Appendix C for additional details regarding this contemplated reduction in parking area.**

Community Benefit

Our Justification Letter of January 6, 2022 addresses community benefits related to human services, town integration, improved on-site circulation, enhanced fire access, enhanced emergency access, improved vehicle and bicycle safety, reduction of vehicle trips, and energy and healthy environment improvements (See Section V of the Justification Letter of January 6, 2022). The new community will provide an appealing and inviting place for people to continue to live in Los Gatos while not being burdened or isolated by home ownership. This transition allows for desired housing to open up and attract new families to the area to participate in schools and civic life.

In addition to the onsite community benefits previously identified, Front Porch is seeking opportunities to leverage its existing capabilities to provide services to the broader

community. To that end, Front Porch has recently entered into a purchase and sale agreement for the acquisition of 142 S. Santa Cruz and currently expects to close on the acquisition of this property shortly. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. **See Appendix D for additional information on these Front Porch Programs.** Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer.

It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

EIR and Project Description

It is our intent to avoid the need to materially reassess any of the impacts assessed during the preparation of the draft EIR.

The Revised Submittal is expected to require a similar level of staffing and only a modest increase in the number of residents in comparison to the Current Submittal.

See Appendix E for a redline of excerpts of the Project Description from the Draft EIR (for ease of review by the Town's EIR Consultant).

* * *

Our current project team began our journey to rebuild Los Gatos Meadows five years ago and along the way we have had the opportunity to communicate with numerous neighbors, business leaders, community leaders and stakeholders. This project represents the culmination of their hard work and participation in our community process.

We appreciate the comments provided by members of the public, the Planning Commission and Town Council. Subject to the caveat that there are multiple, and in some cases conflicting, goals and varying degrees of concern for the applicable range of issues, our Revised Submittal is intended to be responsive to this feedback.

We look forward to continuing to work with you and the community in providing the residents of Los Gatos with a markedly improved, beautiful and safer version of Los Gatos Meadows.

Respectfully,



Francesco J. Rockwood
Rockwood Pacific Inc. (Applicant)
On behalf of Front Porch Communities and Services (Owner)

c: Chris Ichien, Divisional Vice President of Operations,
Front Porch Communities and Services

Attachments regarding Contemplated Resubmittal

Appendix A – Reallocation of Height and Massing

Appendix B – Change in Unit Mix

Appendix C – Reduction in Net Off-Haul

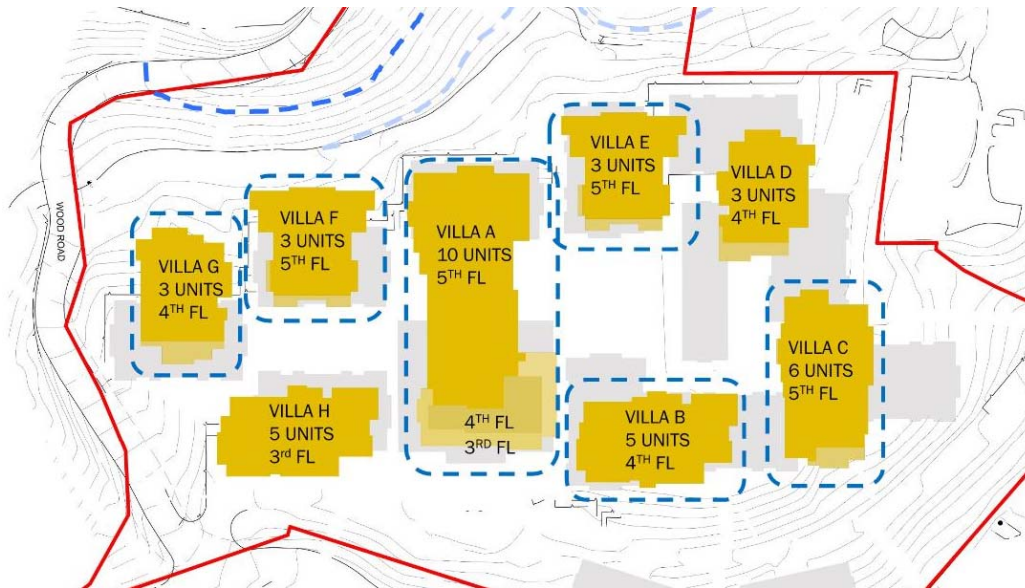
Appendix D – Overview of Front Porch Community Services

Appendix E – Redline of Excerpts from Draft EIR Project Description

Appendix A – Reallocation of Height and Massing

For the Revised Submittal, we are proposing to make changes to the height and massing of Villas A, B, C, E, F and G (see areas outlined in blue in Figure 1).

Figure 1: Number of Levels | Units on Top Level | Current Submittal



More specifically, we are proposing to reduce the height of Villa B and Villa C by one floor and to lower the front portion of Villa A (see areas outlined in green in Figure 2) and to effectively reallocate this massing by adding a floor to Villa E, Villa F, and Villa G and to increase the back portion of Villa A (see areas outlined in red in Figure 2).

Figure 2: Number of Levels | Units on Top Level | Revised Submittal



Appendix A – Reallocation of Height and Massing

Figure 3 summarizes the change in building heights of the Revised Proposal in comparison to the existing improvements. Note the numerical figures indicate difference in height between Revised Submittal and existing improvements.

Figure 3: Height Comparison – Revised Submittal v. Existing Improvements



See Figure 4 for a summary of the number of units, gross square feet and maximum height of the Revised Proposal in comparison to the Current Submittal. Note that height figures are in comparison to ground level (+488' above sea level).

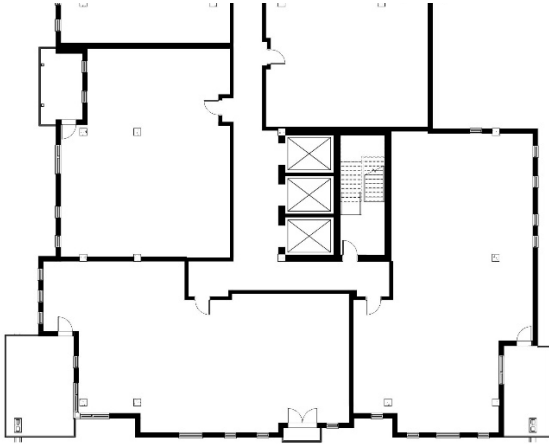
Figure 4: Summary of Units, Gross Square Feet and Maximum Height

	Current Submittal			Revised Submittal		
	Units	GSF	Height	Units	GSF	Height
Villa A	46	157,054	85.5	50	157,179	97.0
Villa B	20	41,483	70.5	18	26,862	59.0
Villa C	29	56,891	81.5	23	40,461	70.0
Villa D	15	31,426	70.5	15	31,518	70.5
Villa E	18	40,712	82.0	23	48,643	93.5
Villa F	17	40,712	82.0	22	48,643	93.5
Villa G	14	31,426	70.5	18	39,689	82.0
Villa H	15	31,112	59.0	17	28,206	59.0
Total	174	430,816		186	421,201	

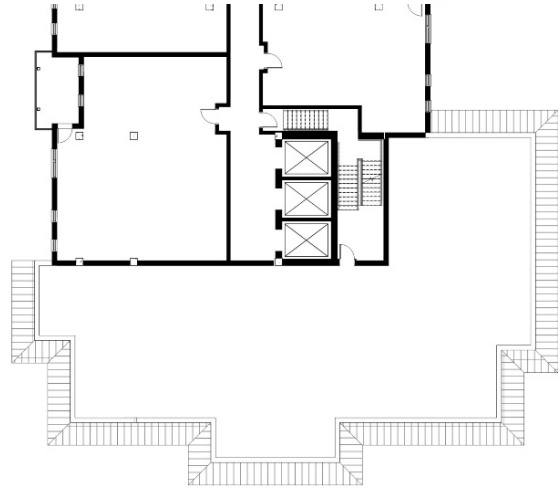
Appendix A – Reallocation of Height and Massing

Figures 5 and 6 provide additional plan view and section details regarding the contemplated changes to Villa A.

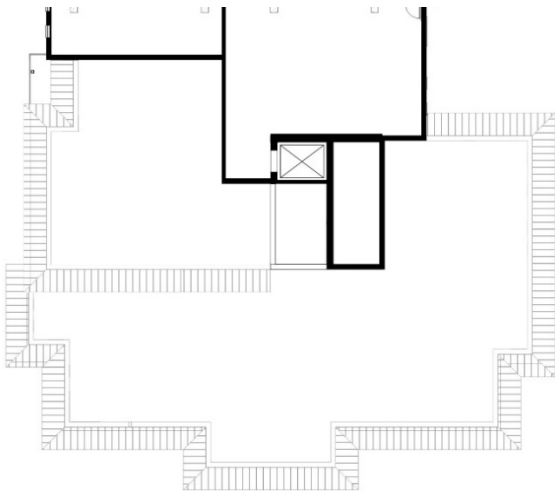
Figure 5: Plan View of Villa A | Revised Submittal



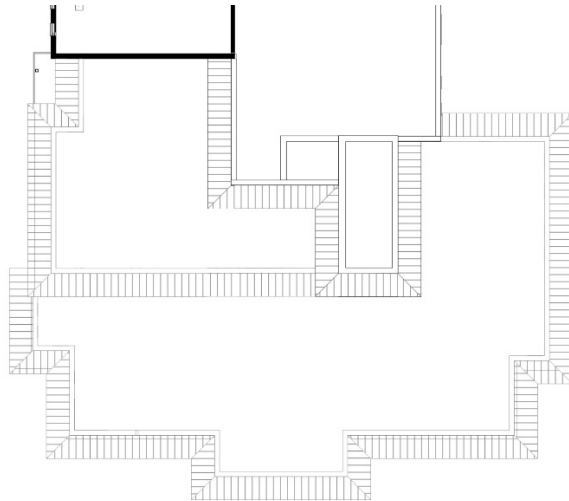
Revised Submittal – Building A 3F



Revised Submittal – Building A 4F



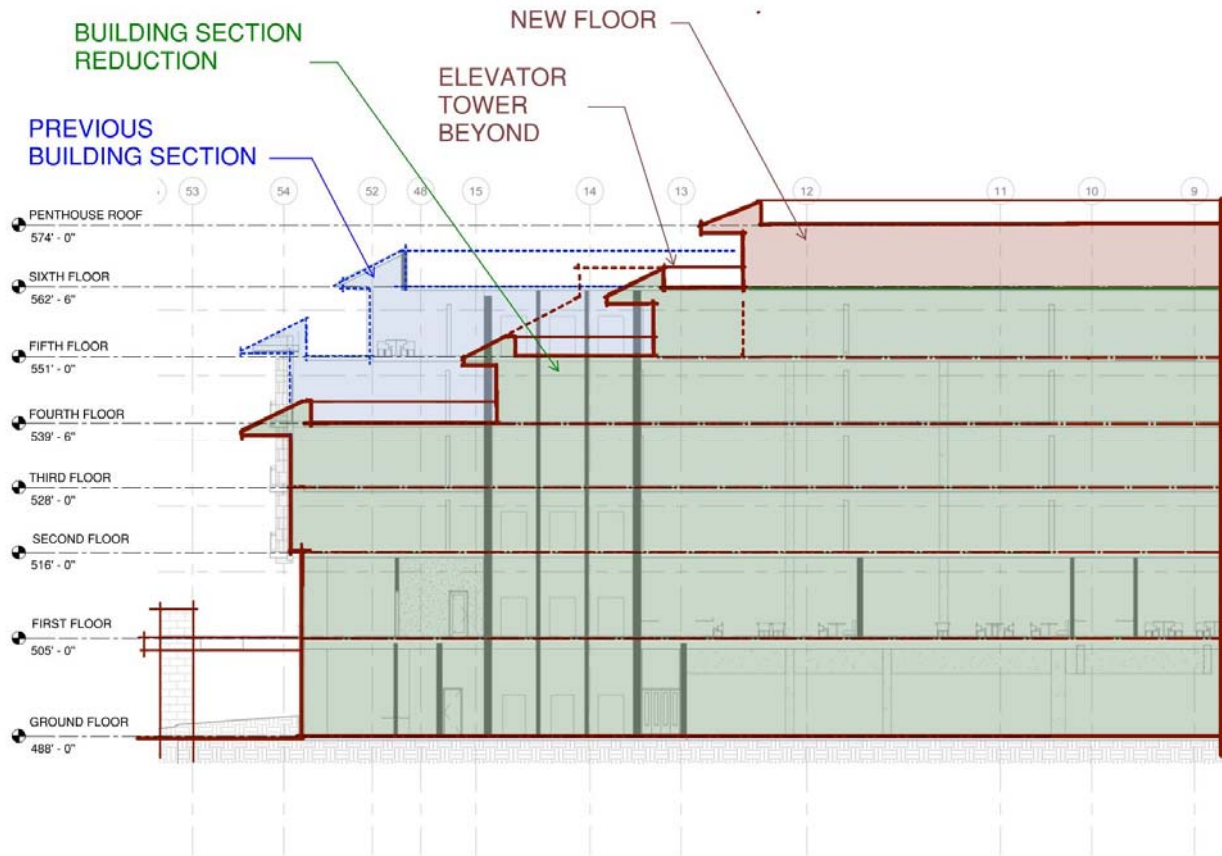
Revised Submittal – Building A 5F



Revised Submittal – Building A 6F

Appendix A – Reallocation of Height and Massing

Figure 6: Section View of Villa A | Revised Submittal



Appendix A – Reallocation of Height and Massing

Figures 7 and 8 are axiometric views of the the Current Submittal and the Revised Submittal. Note that in the Revised Submittal, proposed reduction in heights in shown in green and proposed inceases in height are shown in red.

Figure 7: Axiometric View | Current Submittal

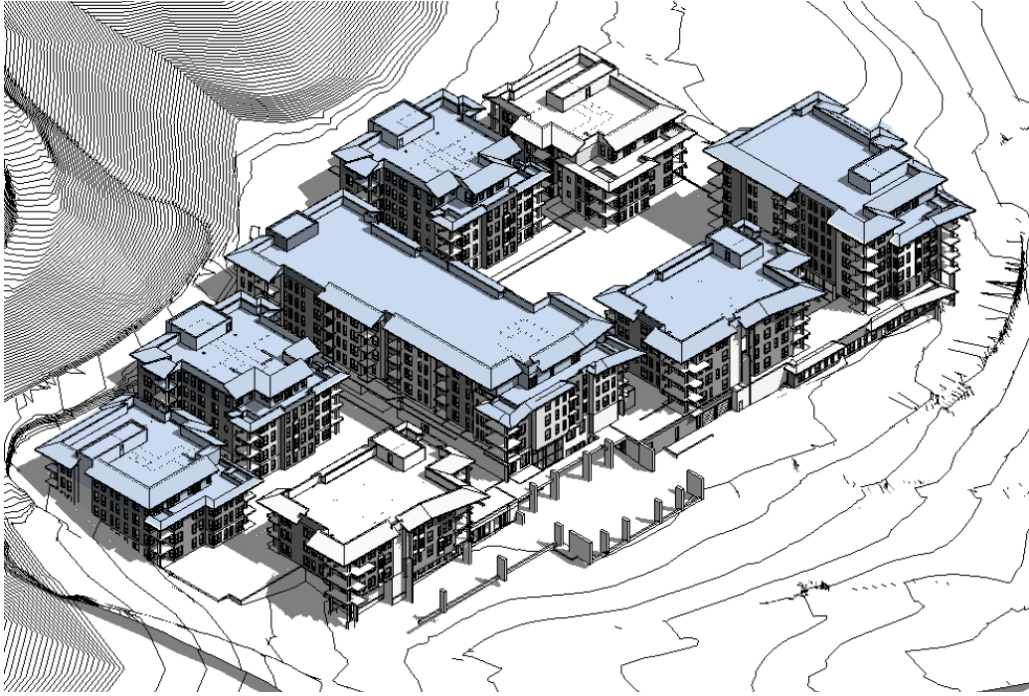
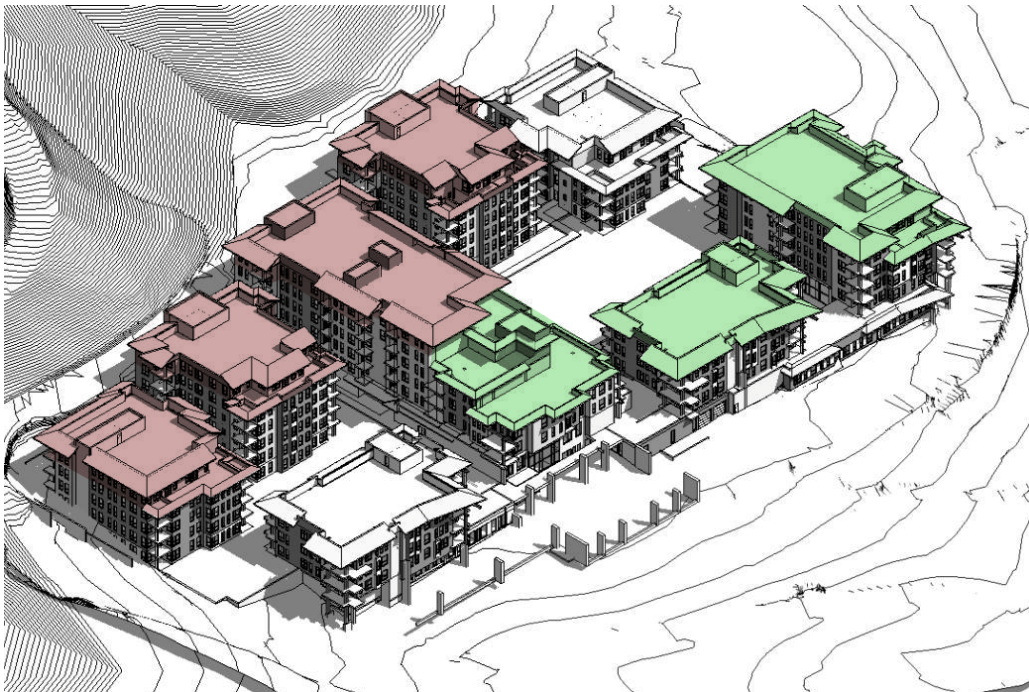


Figure 8: Axiometric View | Revised Submittal



Appendix B – Change in Unit Mix

Figure 1 below shows the unit count in the current proposal as compared to the revised mix resulting from the reduction of units in Villas A, B and C as well as the division of units in Villas B, E, F and H.

Figure 1 – Unit Mix Comparison

	Current Submittal			Revised Submittal		
	Totals			Totals		
	<i>Avg Area in SF</i>	<i>Unit Count</i>	<i>Total SF of Units</i>	<i>Avg Area in SF</i>	<i>Unit Count</i>	<i>Total SF of Units</i>
1 Bedroom	1,067	9		1,011	19	
1 Bed/Den	1,248	48		1,231	54	
2 Bedroom	1,531	66		1,498	70	
2 Bed Den	1,693	46		1,703	43	
Penthouse	2,267	5				
TOTALS	1,493	174	259,744	1,414	186	264,667

Appendix C – Reduction in Net Off-Haul

Reductions to the parking garage were studied in order to reduce the hillside excavation and off-haul quantities. Figure 2 shows the lower-level garage reduced by the area highlighted in red, reducing parking by fifteen spaces in order to eliminate approximately 10,600 CY of off-haul (per Figure 1). Figure 3 shows the ground floor parking garage reduced by the area highlighted in red, reducing parking by four spaces and eliminating approximately 2,800 CY of off haul (per Figure 1).

As a result, total parking spaces would decrease from 200 parking spaces to 181 parking spaces. Standard parking spaces would remain at required the 77 standard parking spaces. The 15 regular non-tandem parking spaces lost on the lower level that are part of the required 77 spaces will be replaced with 15 additional, designated non-tandem spaces on the ground level to maintain these 77 spaces. Prior to closure of the existing Los Gatos Meadows community, Front Porch provided valet attendants that were available from 8AM and 5PM and had posted a phone number for valet services requested outside those hours. Front Porch intends to continue providing a similar valet service.

Figure 1: Off-haul Analysis

LOS GATOS PLANNING ANALYSIS					
Off Haul Analysis					
	GSF of Floor	Height	Total SF	CY	Parking Spaces Lost
Lower Level	8,730	11	96,030	10,670	15
Ground Floor	1,526	17	25,942	2,882	4
TOTALS	10,256	28	121,972	13,552	19

Appendix C – Reduction in Net Off-Haul

Figure 2: Lower-Level Garage Floor Reduction | Revised Submittal

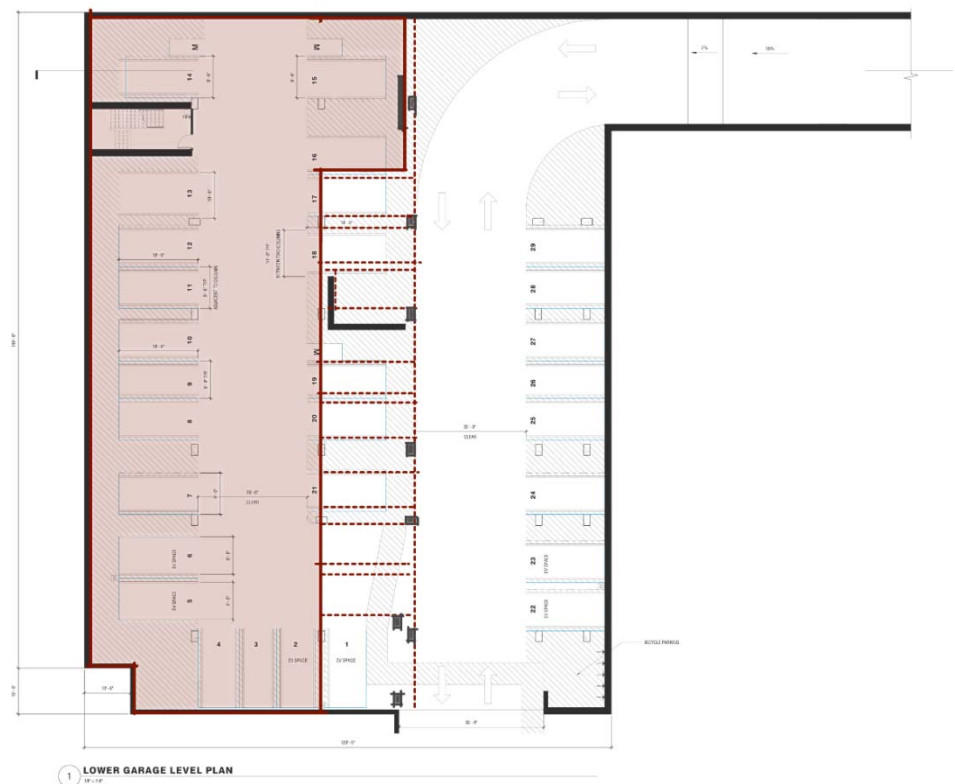
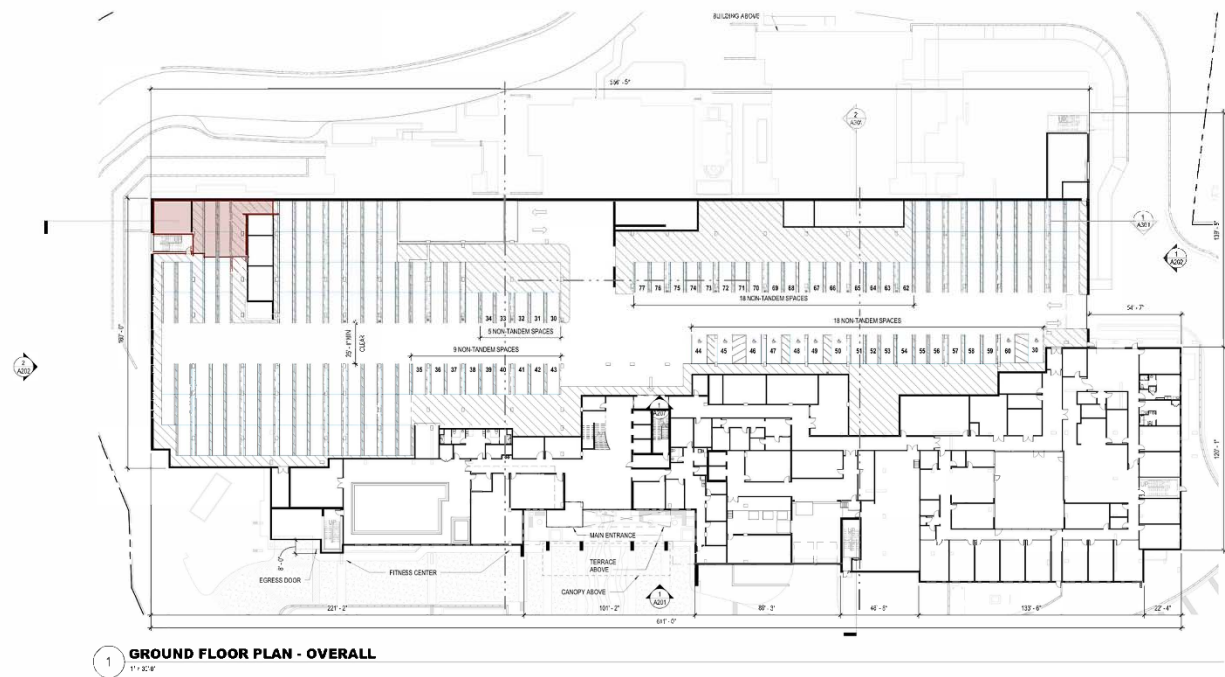


Figure 3: Ground Floor Garage Reduction | Revised Submittal



Appendix D –Overview of Front Porch Community Services

About Front Porch

Proudly non-profit, Front Porch is dedicated to inspiring the spirit of community. From senior communities to affordable housing to important Community Services that reach beyond our walls, we support residents and older people nationwide.

Front Porch by the numbers ...

- 3,690** residents in senior living and active adult communities in California, Louisiana and Florida.
- 3,400** residents in affordable housing communities in California and Arizona, where coordinators help residents access entitlement programs and local services.
- 420** residents in skilled nursing care centers, with 57% receiving assistance through Medi-Cal.
- 2,790** employees proudly serve residents and participants.
- 16,000** participants nationwide through Community Services.
- \$1.5 mil** contributed last year through its philanthropic foundation, Front Porch Communities Foundation, to subsidize or pay monthly accommodation fees for long-term residents with limited assets.

Front Porch community volunteering initiatives ...

- Clean beaches
- Knit hats for newborns
- Collect toys
- Serve meals to first responders
- Create stuffed animals for children
- Assist in schools
- Sew dresses for underprivileged girls
- Pack produce for food banks
- Fundraise for medical research
- Donate to animal rights causes, education, medical services and other social services
- Support veterans by fostering opportunities to gather and share experiences

Front Porch Community Services ...



Home Match has connected 351 older people who have space in their homes with community members seeking affordable housing in the Bay Area.



Market Day hosts weekly farmers markets in neighborhoods, senior centers and affordable housing communities, serving 1,076 shoppers, subsidizing the cost of 85,844 pounds of produce and processing 1,472 EBT transactions in the past year.



Ruth's Table provides older people and those with disabilities an environment for creative exploration both online and in person in the Bay Area.



Creative Spark, a professional development program, in the past year, hosted 68 activities with 1,935 participants, fostering a better level of care for older people throughout California.



Creative Aging Symposium inspires hundreds of residents and other participants to find paths to rediscovery in conversation with innovative thinkers, musicians, artists, writers and scholars.



Well Connected brings together older people throughout the United States for classes, activities, conversations and support groups by phone or online every day of the year - 85% of participants feel more socially connected.



Social Call fosters friendships for more than 1,000 older people and volunteers across the United States through one-on-one, weekly virtual visits.



Front Porch Center for Innovation and Wellbeing fosters connection and wellness by providing the technology and playbook to remotely attend to the needs of residents living in affordable housing communities who experience depression, anxiety and loneliness.

Proposed Improvements

Senior Living Community

The proposed project involves the redevelopment of the site with a state-of-the-art senior living community that would replace the existing Los Gatos Meadows senior living community. ~~Figure 4-1, Site Plan, presents the proposed redevelopment of the property.~~ The project includes the construction of eight, three- to five-story buildings rising from a grade level base containing the main building entry and reception, health center, and garage. Building heights would vary between 59 feet and ~~85.5~~97 feet, with residential villas varying between three and five stories. The project would include ~~174-186~~ independent residential apartments totaling ~~334,574~~ 357,147 square feet with ~~57-73~~ one-bedroom apartments and ~~117-113~~ two-bedroom apartments. The project would include a ~~20,588~~ 20,775 square foot health center with ~~17-24~~ supporting care units specializing in assisted living care, memory care and/or respite care. In addition, the project would consist of 35,429 square feet of total amenity space (including fitness and dining areas) and 35,280 square feet for back of house and mechanical space. The project would include ~~91,827~~ 83,330 square feet of parking space, with 77 standard parking spaces in the new structure. Table 4-2, Summary of Proposed Buildings, provides a summary of the proposed buildings, including all service and amenity areas.

Table 4-2 Summary of Proposed Buildings

Building	# of Apartments	Gross Square Footage (SF)	Building Heights ²
A	46-50	157,054-157,179	85.5 <u>97</u>
B	20-18	41,483-26,862	70.5 <u>59</u>
C	29-23	56,891-40,461	81.5-70
D	15	31,426 <u>31,518</u>	70.5
E	18-23	40,712 <u>48,643</u>	82 <u>93.5</u>
F	17-22	40,712 <u>48,643</u>	82 <u>93.5</u>
G	14-18	31,426 <u>39,689</u>	70.5 <u>82</u>
H	15-17	31,112 <u>28,206</u>	59

Source: Rockwood Pacific 2020

Note: 1. Building A GSF includes service spaces on Level G including entry/reception, fitness area, health center and several back of house areas. 2. Finished building height dimensions are to ground level (+488').

Site improvements would include on-site amenity areas, parking, new landscaping, and a variety of energy efficient and sustainable interior and exterior building elements. Parking for residents, staff, and visitors would be provided within a new structure which would include 77 standard, non-tandem parking spaces of which approximately ~~30-16~~ would be near the garage entrance and the balance on the main parking level. The property owner has indicated they would be able to increase the parking capacity to ~~229-181~~ spaces by implementing a valet parking service.

Site improvements would require demolition of all existing site improvements. The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

Construction Phasing

The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

Population and Employment

Table 4-4 Approximate Population Projection

Unit Type	Number of Units	Population Rate ¹	Total Residents
1 Bedroom	57 <u>73</u>	1.1	63 <u>80</u>
2 Bedroom	112 <u>113</u>	1.3	146 <u>147</u>
Penthouse (2 Bedroom)	50	1.3	70
Independent Residential Unit Subtotal	174 <u>186</u>		216 <u>227</u>
Supporting Care Units	17 <u>24</u>	1.0	17 <u>24</u>
Grand Total	191 <u>210</u>		233 <u>251</u>

SOURCE: Kimley-Horn 2021; Covia 2021

NOTE: 1. Population rates based on actual population in Covia facilities and are similar to number of residents previously housed at the Los Gatos Meadows facility. These rates are subject to minor fluctuations.

According to the applicant-prepared *Letter of Justification: Rebuild Los Gatos Meadows* (dated June 30, 2020), an estimated 120 full-time equivalent employees would be anticipated with the proposed project. This is commensurate to the number of employees on-site prior to the closure of the existing facility in September 2019.