



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 10/25/2023

ITEM NO: 3

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DATE: October 20, 2023  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Study Session to Discuss Revisions to a Previously Considered Project Requesting Approval of a Planned Development for a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program Have Been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Covia Communities. Project Planner: Sean Mullin.

**RECOMMENDATION:**

Conduct a study session to discuss and provide feedback on revisions to a previously considered project requesting a Planned Development (PD) for a senior living community, removal of large protected trees, and site improvements requiring a grading permit on property Zoned R:PD, located at 110 Wood Road.

**BACKGROUND:**

The subject site is approximately 10.84 acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue. The site has been occupied by the Los Gatos Meadows since 1971, a senior living development approved under a PD ordinance in 1968.

On April 9, 2008, the Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for redevelopment of the subject property. The staff report and minutes of the CDAC meeting are available at [www.losgatosca.gov/110WoodRoad](http://www.losgatosca.gov/110WoodRoad).

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the **BACKGROUND (continued):**

**PREPARED BY:** SEAN MULLIN, AICP  
Senior Planner

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Reviewed by: Planning Manager and Community Development Director

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property owner, Covia Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

On February 12, 2020, an application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living community. The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft Environmental Impact Report (EIR) for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021. The Final EIR, which includes the Response to Comments, was distributed on September 3, 2021. These environmental documents are available at [www.losgatosca.gov/110WoodRoad](http://www.losgatosca.gov/110WoodRoad).

On January 12, 2022, the Planning Commission considered the application and forwarded a recommendation of denial to the Council based on the following concerns:

- Building heights;
- Tree removal;
- Lack of diversity in housing types;
- Concentration of luxury housing units; and
- Ratio of the number of units (fewer than existing) to the overall height (greater than existing).

Additionally, the Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate, and environmental review is not required for denial of a project. The Planning Commission staff reports and meeting minutes are available at [www.losgatosca.gov/110WoodRoad](http://www.losgatosca.gov/110WoodRoad).

On April 5, 2022, The Town Council considered the application and several options presented by the applicant developed to respond to the concerns expressed by the Planning Commission. Following public comment and Council discussion, the application was remanded back to the Planning Commission for further discussion with consideration of comments provided by the Town Council. The Town Council comments included, but are not limited to, the following:

- Concern with proposed building heights, tall wall plains, and lack of screening;
- Appreciative of applicant's regard for fire safety;
- Preference for Options A and B;
- Support removal of penthouse units;

BACKGROUND (continued):

- Not supportive of removing parking to reduce grading; and
- Provide full set of drawings and details of revised project.

The Town Council staff reports and meeting minutes are available at [www.losgatosca.gov/110WoodRoad](http://www.losgatosca.gov/110WoodRoad).

DISCUSSION:

The applicant requested the opportunity to present to the Planning Commission a revised submittal in a conceptual fashion prior to submitting a revised full submittal (Exhibit 1). The purpose of this study session is to review and provide input to the applicant on the revised submittal as described in the applicant's letter. The Planning Commission should consider whether the revised submittal adequately responds to the comments and concerns expressed by the Planning Commission and Town Council on January 12, 2022, and April 5, 2022, respectively.

The revised submittal described in the applicant's letter (Exhibit 1) pulls back the upper floors of the front portion of Villa A and adds a sixth floor to the rear portion of Villa A. Additionally, the revised submittal removes the top floors of Villas B and C and adds a floor to Villas E, F, and G. These revisions would push the taller building mass to the rear/uphill portions of the site and reduce building mass at the front/downhill portions of the site. As a result, the maximum building heights of Villas A (rear), E, F, and G would increase by 11.5 feet. Maximum building heights of Villas A (front), B and C would decrease by 11.5 feet. Maximum building heights of Villas D and H would be unchanged.

The revised submittal includes changes in the number of units and unit types. Total continuing care units would increase from 174 to 186 units through elimination of the penthouse units and redistribution of the one- and two-bedroom units. Additionally, the number of supporting care units would increase from 17 to 24.

Lastly, the revised submittal reduces grading off-haul by approximately 13,552 cubic yards by reducing the size of the parking garages. Total parking spaces, including tandem spaces, would be reduced from 200 to 181 parking spaces.

CONCLUSION:

Staff recommends that the Planning Commission conduct a study session to discuss and provide feedback on revisions to the previously considered project requesting a PD for a senior living community, removal of large protected trees, and site improvements requiring a grading permit on property Zoned R:PD located at 110 Wood Road.

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SUBJECT: 110 Wood Road/ PD-20-001 AND EIR-21-002

DATE: October 20, 2023

NEXT STEPS:

Following this study session, the applicant will be asked to prepare a formal resubmittal for staff review prior to further consideration by the Planning Commission and Town Council.

EXHIBITS:

1. Letter from Applicant, dated September 25, 2023