



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/12/2022

ITEM NO: 3

DESK ITEM

DATE: January 12, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval of a Planned Development for Construction of 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. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 18 includes additional site plan diagrams provided by the applicant. Exhibit 19 includes additional public comments received between 11:01 a.m., Tuesday, January 11, 2022 and 11:00 a.m., Wednesday, January 12, 2022.

EXHIBITS:

Previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. September 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Previously received with the January 12, 2022 Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Conceptual Development Advisory Committee Staff Report, April 9, 2008
7. Conceptual Development Advisory Committee meeting minutes, April 9, 2008
8. Project Description and Letter of Justification, January 3, 2022

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS (continued):

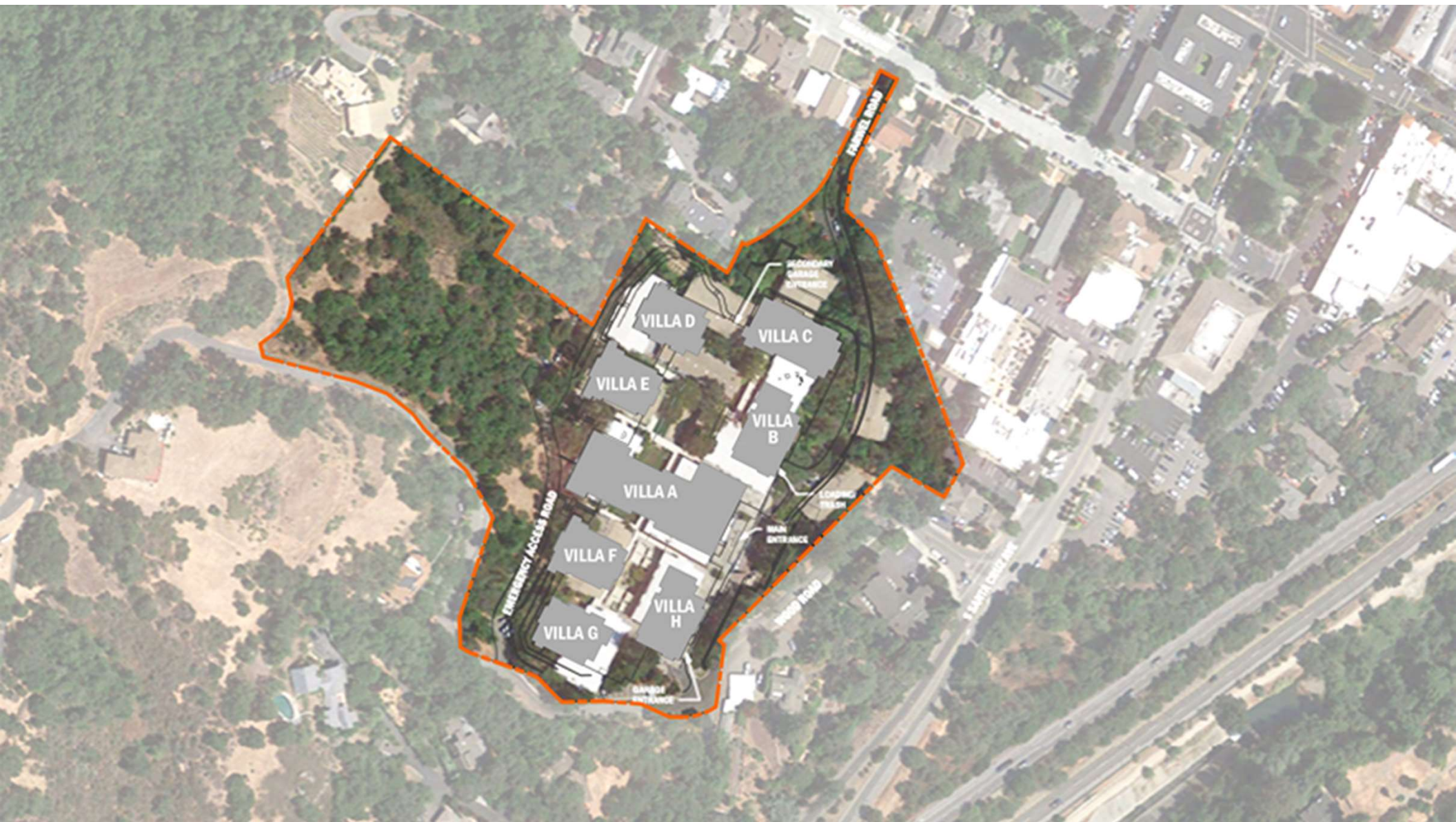
9. Town's Consulting Architect Report, May 8, 2020
10. Applicant's response to Town's Consulting Architect recommendations, May 22, 2020
11. Arborist Report by Hort Science, October 12, 2020
12. Town's Consulting Arborist peer review report, February 12, 2021
13. Supplemental community engagement letter, December 9, 2021
14. Public comments received by 11:00 a.m., Friday, January 7, 2022
15. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021

Previously received with the January 12, 2022 Addendum Report:

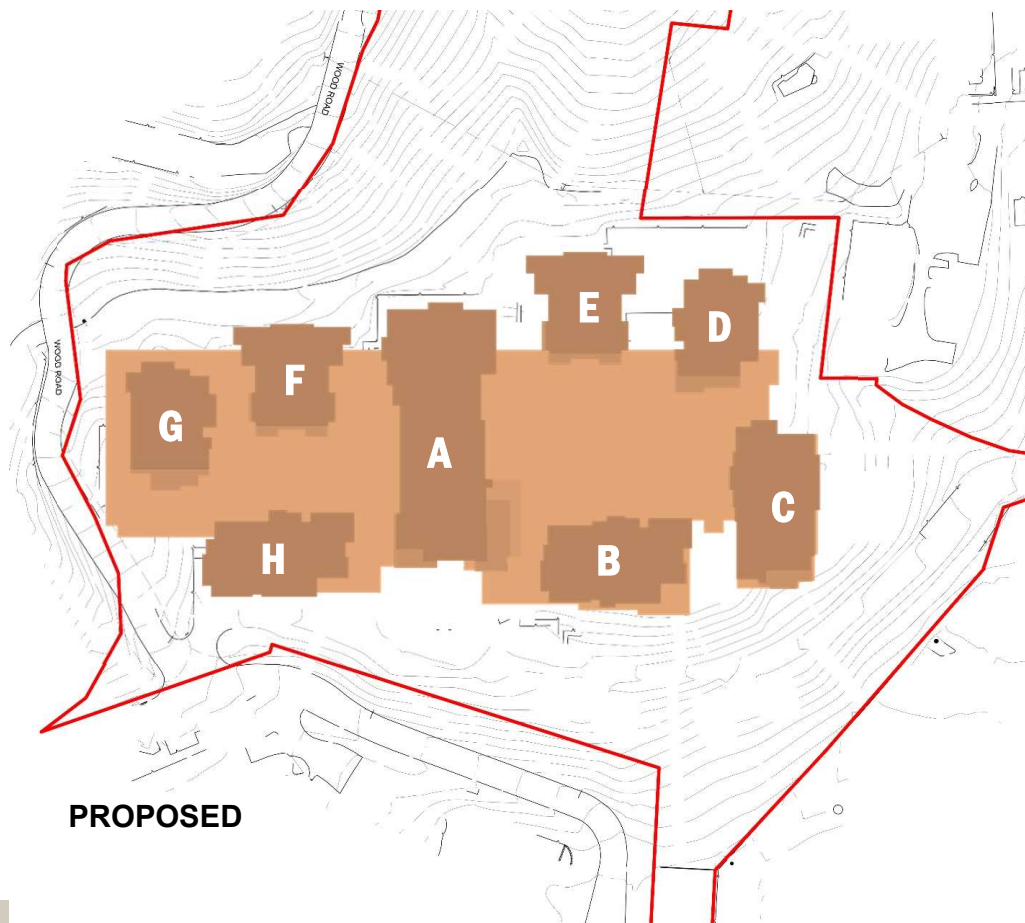
16. Supplemental community engagement letter with visualizations, January 11, 2022
17. Public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022

Received with this Desk Item Report:

18. Site plan diagrams
19. Public comments received between 11:01 a.m., Tuesday, January 11, 2022 and 11:00 a.m., Wednesday, January 12, 2022

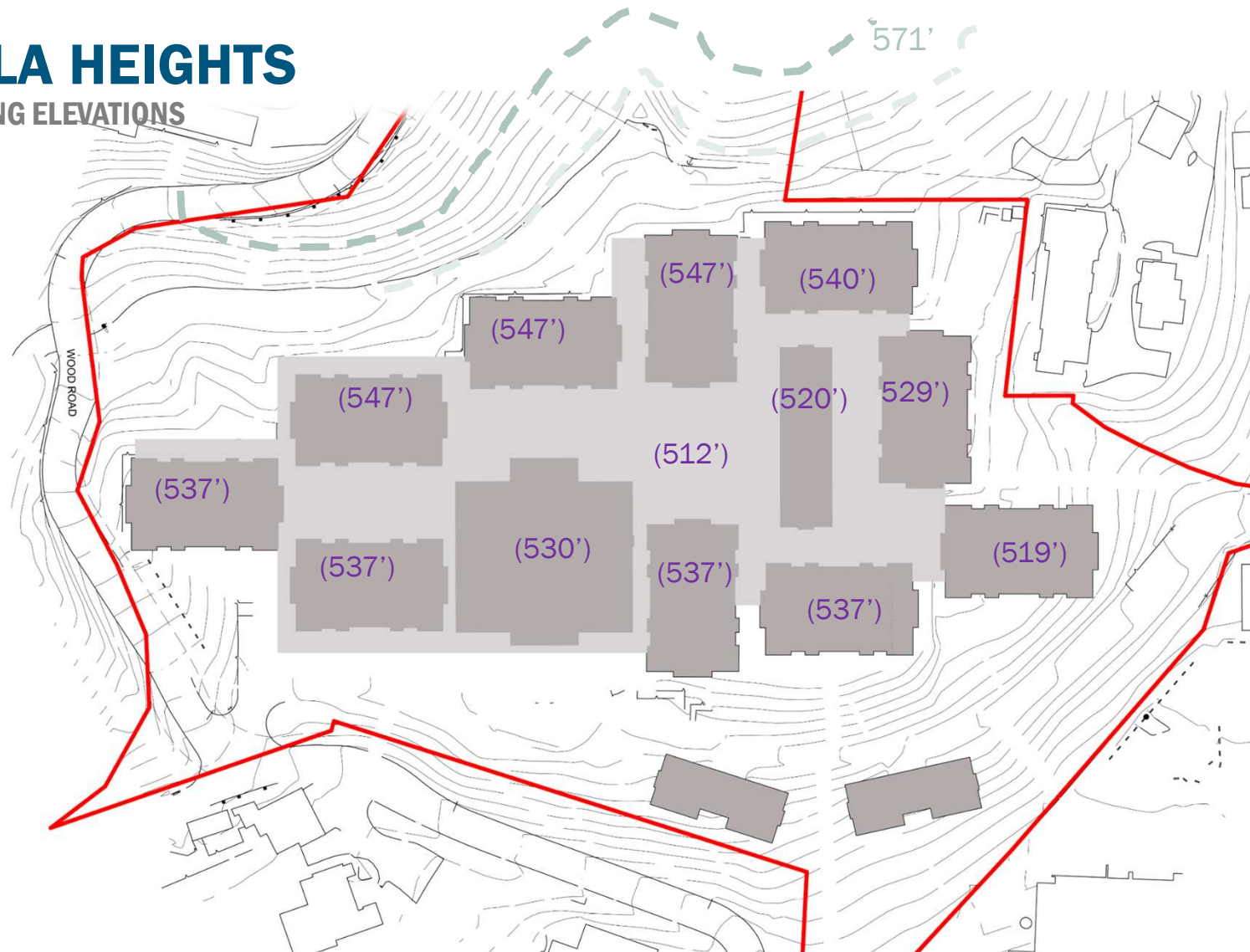


DEVELOPMENT AREA



VILLA HEIGHTS

EXISTING ELEVATIONS



VILLA HEIGHTS

EXISTING ELEVATIONS



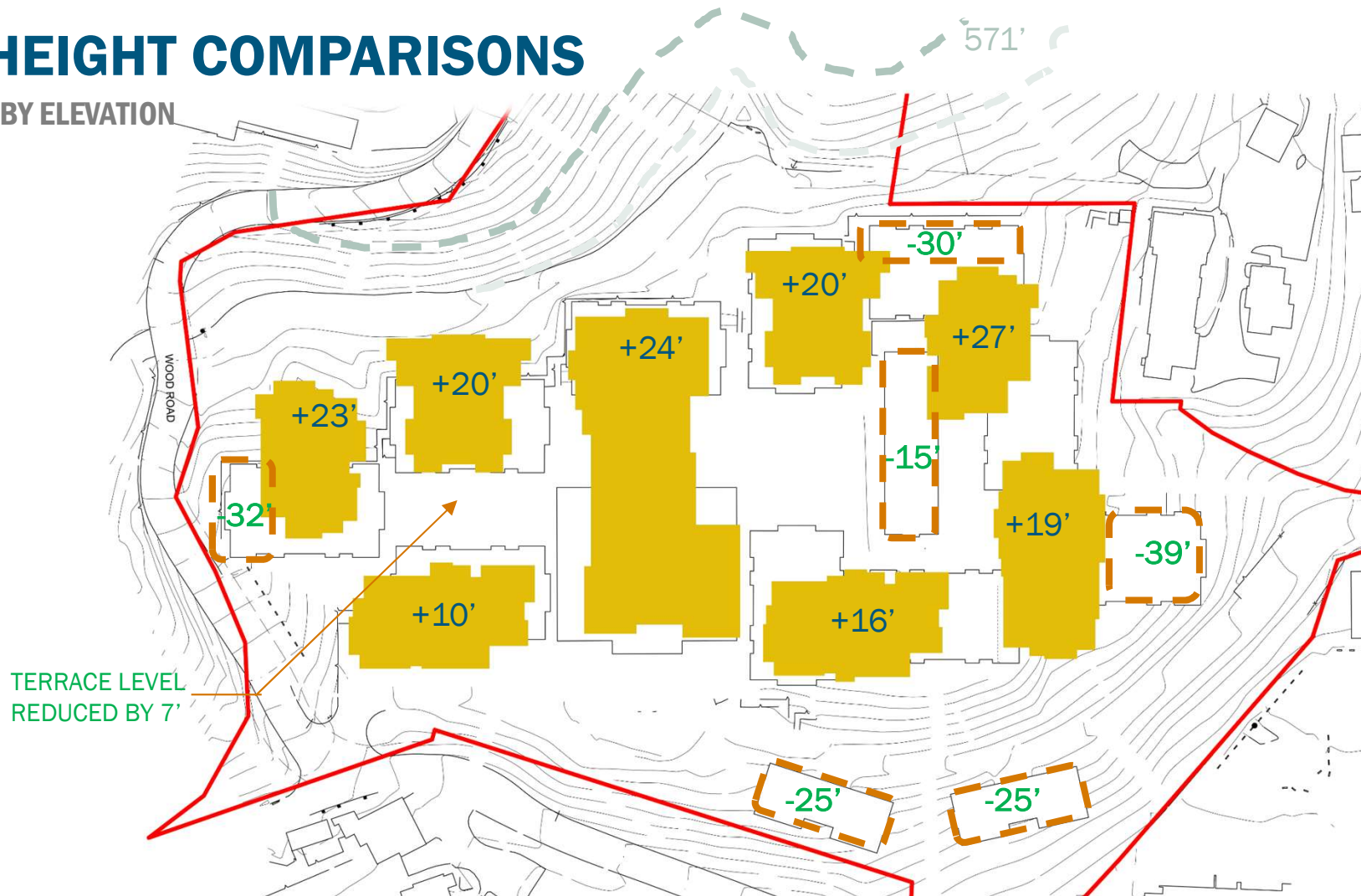
HEIGHT COMPARISONS

BY ELEVATION



HEIGHT COMPARISONS

BY ELEVATION



-----Original Message-----

From: Esther Grant <[REDACTED]>

To: smullin@losgatosca.gov <smullin@losgatosca.gov>

Sent: Tue, Jan 11, 2022 11:25 am

Subject: Fwd: Planed Development App.PD-20-001. APN 510-47-038

Sean,

If you want to get a prospective view(this project for PD20=001, that can be seen all over Los Gatos), go out to Main St. from your Planning Office, turn left onto Main, drive about a block and a half, look to your left, toward the foothills, until you see a"Massive Complex with Orange Flag's blowing in the wind. Now imagine living behind or surrounding this, your view is now only this structure, you will have to go through massive removal of beautiful tree's, massive grading, massive construction, equipment noise , gas smell(dirt, dust),..... etc. You will not have the serene, open green space next to you, the quite, peaceful, Loas Gatos is gone! How would you like to live like that?

Esther Grant

From: Esther Grant <[REDACTED]>

Sent: Monday, October 18, 2021 1:18 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: Planed Development App.PD-20-001. APN 510-47-038

EXTERNAL SENDER

Project Planner Sean Mullin,

I Esther Grant(Wincott), [REDACTED], Los Gatos., my property along with 50 and 100 clifton ave., are connected to(Meadows) 110 Wood Road. At the lower right of the map you will see "Wood Road", you can also see the top of Wood Road!" MY [REDACTED] property is located behind the Meadows at the prior Rose Garden, and some of the existing apartment's. Our properties are also joined to "The Meadows Open Space", Green space. My concern is not only the visual, but the hazard to protected wild life, we(the Meadows) has Eagle's, Falcon's, Red tailed Hawk's(on our properties), just to name a few. We do not want "story Poles, extended flag poles, any poles with netting on them, to snag any birds"!

You can adjust the map size, at the top of the map.



I have two regular PG&E pole's, that is connected to a third pole at 110 Wood Road, the middle pole on my property connects to three sub poles, that provides our [REDACTED] (Clifton) PG&E electricity. See PG&E right away on [REDACTED]. The S/E, PG&E right/away continues to 110 Wood Road, to service the third pole. I would not want any of the proposed poles to jeopardize my land, Bird's, PG&E pole's.



Thank You for your consideration,
Esther Grant

From: Esther Grant <[REDACTED]>
Sent: Wednesday, January 12, 2022 8:40 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd:

EXTERNAL SENDER

-----Original Message-----

From: Mike Weisz <MWeisz@losgatosca.gov>
To: Esther Grant <[REDACTED]>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Corvell Sparks <CSparks@losgatosca.gov>
Sent: Tue, Jan 11, 2022 4:35 pm
Subject: RE: Fwd:

Good afternoon Esther,

Thank you for your email. The setbacks for the proposed development, as compared to the original/existing setbacks, are tabulated on Page 5 of 16 of the [staff report](#). This table also includes the percentage of original and proposed open space. I have Cc'd Sean Mullin in case there is any additional information that he may have.

Thanks,
Mike



Mike Weisz, P.E. • Senior Civil Engineer

Parks and Public Works Department • 41 Miles Avenue, Los Gatos CA 95030

Ph: 408.354.5236 • mweisz@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Engineering Office Counter Hours: Monday-Friday 8:00am to 1:00pm

Please note the upcoming Town closure: Mon., Jan. 17, 2022

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From: Esther Grant <[REDACTED]>
Sent: Tuesday, January 11, 2022 4:07 PM
To: Mike Weisz <MWeisz@losgatosca.gov>
Subject: Fwd:

EXTERNAL SENDER

Senior Civil Engineer, Mike Weisz,

The Los Gatos Meadows, 110 Wood Road, is Planning a redevelopment project, application number PD20-001, the planning commission will be holding a hearing on January 12, to consider the project. The existing complex is already overbuilt, and has an open area(green area), that is next to [REDACTED] and [REDACTED] property, and along side of [REDACTED]'s properties, and extends to Wood Rd. The project is triple the size of the current construction, it will have an underground parking, expand and replace all the two story apartments, with five story apartment's. I was under the impression that when a property development was overbuilt that an open space had to be provided, there is such a space behind the Los Gatos Meadows currently, but according to the Planning Department, Project Planner Sean Mullin's, about 94 tree's have already been removed and 140 more tree's are scheduled for removal? The expansion size of he building's plan is to "remove large protected tree's", this way they can have their five story buildings right up to the property line,'s further blocking the view from the surrounding properties(like the Carrlage House Apartments, at 31 Clifton Ave., that will now have a view of a five story building's. The impact of just building(noise, gas powred equipment) this massive complex, let alone all the traffic from apartment owner's will generate from entering on Wood Rd.,(behind the Toll House Hotel, and also from removing sound barrier tree's) and exiting onto Broadway. Are the Land Developer's allowed to construct five story building's up to the property line? Can these Developer's overbuild without a open space(Green Space)? The time frame for the project hearing is tomorrow at 11:30 A.M., for comment's.

Thank you,

Esther Grant

[REDACTED]