

MEETING DATE: 01/12/2022

ITEM NO: 3

**ADDENDUM** 

DATE: January 11, 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:**

Below is an updated table of earthwork quantities clarifying the grading quantities that contribute to a Grading Permit. This table is to replace the table included on page nine of the Staff Report. Exhibit 16 includes a letter from the applicant providing an update on their community engagement efforts and additional renderings of the proposed project. Exhibit 17 includes additional public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022.

### **Preliminary Earthwork Quantities**

Туре	Cut (cy)	Fill	Net	(cy)	Max Cut	Max Fill
		(cy)			Depth (ft)	Depth (ft)
Buildings*	113,000	1,000	112,000	<cut></cut>	61.5	3.5
Driveways	9,900	2,300	7,600	<cut></cut>	21.0	14.0
Sidewalk	3,700	700	3,000	<cut></cut>	20.5	10.5
Landscape	13,100	2,400	10,700	<cut></cut>	27.0	13.5
Utility Spoils	7,000		7,000	<cut></cut>		
TOTAL	146,700	6,400	140,300	<cut></cut>		
GRADING PERMIT TOTAL**	33,700	5,400	39,1	.00		

<sup>\*</sup> Excavation within building footprints does not count toward a Grading Permit.

PREPARED BY: SEAN MULLIN, AICP

Senior Planner

Reviewed by: Planning Manager and Community Development Director

<sup>\*\*</sup> Cumulative total of site grading quantities counting toward a Grading Permit.

PAGE **2** OF **2** 

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

JANUARY 11, 2022

### **EXHIBITS**:

#### Previously received under separate cover:

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

#### 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
- 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

#### Received with this 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



January 11, 2021

Ms. Melanie Hanssen, Chair Los Gatos Planning Commission Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

RE: Community Engagement Update + Visualization Updates Rebuild of Los Gatos Meadows

Dear Ms. Hanssen:

This letter supplements our justification letter of January 6, 2022, and our prior community engagement update letter of December 9, 2021, related to the rebuild of Los Gatos Meadows (the "project"), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos.

Since our December 9<sup>th</sup> letter, we held our 10<sup>th</sup> neighborhood open house meeting. Given recent installation of the story poles and lead up to the Planning Commission public hearing tomorrow, it was well attended (13 neighbors). The primary focus on our update related to visual impacts and construction processes. There were several questions related to the visual impacts & simulations, construction hours/truck trips, tree removal and proposed landscaping, and building heights each of which we addressed. There were a few miscellaneous questions, not directly related to our application, but nonetheless important to our neighbors, that our team will respond to over in the next few days.

Attached herein is an updated an Updated Listing of Meetings with Neighbors and Community (Appendix D).

As previously indicated, we continue to update a Frequently Asked Questions (FAQ) document and posts this document to the Los Gatos Meadows page of the Covia web site: <a href="https://covia.org/los-gatos-meadows/">https://covia.org/los-gatos-meadows/</a>

This web site also has a video summary of the overall proposed project and well as a video focusing on our plans to employ self-driving vehicles.

Respectfully,

Francesco J. Rockwood Rockwood Pacific Inc.

Applicant

### Attachment

- Updated Listing of Meetings with Neighbors and Community (Appendix D)
- Updated visualizations

Appendix D	
Listing of Meetings with Neighbors and Community	

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Open House 1	03/08/18	7:30-9PN	Los Gatos	Maria Ristow, Irving & Evelyn	General introduction of intent to rebuild Los	Kicked-off neighborhood
			Meadows	Mitsunaga, Robert Mullan(Toll House)	Gatos Meadows	communications plan
Open House 2	04/18/18	7-8PM	Los Gatos	Julie Ritter Southern, Maria Ristow,	General introduction of intent to rebuild Los	:
			Meadows	Claire Leclaire, Cathy Colgan	Gatos Meadows; similar material to first meeting	communications plan
Open House 3	05/03/18	7-8PM	Los Gatos	Karen Kurtz, Linda I versen, Sue Fairley	Attendees interested in architecture and	Design team elevated analysis of
			Meadows		supplemental transportation options	supplemental transportation alternatives
Open House 4	05/20/18	3-4PM	Los Gatos	John and Jean Richardson, Stanford	Questions related to timeline, storm	Resolved current storm drain issue
i			Meadows	Stickney and 3 other family members	drainage, and fire risk	and initiated planning to mitigate
			:			fire risk through brush removal
Focus Groups	10/2/2018 -	Varies	Toll House	36 older adults partic ipated in 3 sessions.	Sensitive to how various attributes or	Design team made applicable
(3 Sessions)	10/3/2018			Participants were drawn from the local	requirements may drive cost, supplemental	refinements to concept plan
				area. Participants were promised	transportation system very important,	
i				confidentiality.	limited enthusiasm for LEED certification	
į					but recycling and energy efficiency	
Š					important, limited enthusiasm for	
					facilitating non-residents/non-guests on	
8					campus, preference for larger, more spacious units, recommendation to	
					minimize long corridors, preference for	
i					multiple dining venues and ample on-site	
į.					amenities such as fitness center, walking	
					trails, access to town, casual dining, library,	
					coffee shop, and access to on-site support	
i					care.	
Open House 5	12/06/18	7-8PM	Los Gatos	Julie Ritter Southern, Matt and Marlena	Question about timing, policy related to	Feedback informed further
į.			Meadows	Hood and friend, Mike Wasserman	relocation of existing residents, impact on	refinement to concept plan. With
					visibility to neighbors above, use of solar	regard to Wood Road traffic
Ĭ					panels and roof color, impacts on traffic	impacts, design team is prioritizing
i					(with specific concerns about summer	minimizing errant trips up Wood
					traffic), site security during closure,	Road past the main entrance, and
į					parking, noise impacts and construction	more importantly, further
					parking. Requested advance notifications	prioritizing the supplemental
Ĭ					of all construction work that could affect access. Some residents on Wood Road	transportation system to convert more trips to autonomous vehicle,
					would prefer that Farwell Lane continue to	pedestrian or bike trips. Also,
					support regular vehicle traffic. Avideo	currently planning to include solar
į.					summary of the meeting was posted at:	panels.
					https://vimeo.com/278024461	. · 
Open House 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow,	Questions about Wood Road traffic,	Confirmed that project not
				Jamie Garcia & Friend, Irving & Evelyn	availability of Wood Road for evacuation,	expected to affect housing
Ĭ				Mitsunaga	potential impact of project on housing	element. Planning to deploy goats
					element, and recommendation to deploy	on property this spring; planning to
8					goats to further reduce fire risk. Request for	I
i					copy of facts and figures table.	Road available for evacuation
Open House 7	02/05/20	7 ODM	Los Catos United	None	Conoral heightened constitute due to	during emergencies.
Openinouse /	03/03/20	7-0F IVI	Methodist Church	None	COVI D-19 may have been a factor in	update; available at Covia/Los
			Wethouse charen		suppressing turnout.	Gatos Meadows website
						https://covia.org/los-gatos-
						meadows/
Open House 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt	Green roof (Fred), Solar (Julie), incline	Provided advance notice of intent
			•	Wood, Zane Rowe, Gary/Jamie Garcia,	=	to seek modification to Town's Stor
į.		•		Claire Leclair, Evelyn/Irving Mitsunaga,	construction (Matt), views from 135 Wood	Pole Policy
i				Robert Macartney, Matthew Bigge	and story pole modification request (Julie),	
8					visualization from 100 Wood Rd (Matt),	
8		i			Condo v. CCRC (Julie), fire evacuation	
ğ					(Matt), parking for construction (Fred),	
	)	:	<u>:</u>	• • • • • • • • • • • • • • • • • • •	construction traffic (Matt)	
	04/45/5		•- ••		No public comments; council members	Consideration for request for fewer
9	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in	alternational accords 1	Indianamental Dr. Co.
Public Hearing - Story Pole	01/19/21	7-9PM	Zoom Meeting	advance of meeting, staff received	discussed merits and concerns regarding	poles continued to future council
Story Pole Exception	01/19/21	7-9PM	Zoom Meeting	advance of meeting, staff received letters from Clare Southern, Matthew	discussed merits and concerns regarding proposal	meeting (subsequently withdrew
Story Pole Exception	01/19/21	7-9PM	Zoom Meeting	advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council	•	<b>:</b>
Story Pole Exception Request			_	advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	proposal	meeting (subsequently withdrew
9			Zoom Meeting  Zoom Meeting	advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow) Presenters: Joel Paulson, Jocelyn	proposal Matt Hood inquired about availability of	meeting (subsequently withdrew
Story Pole Exception Request			_	advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	proposal	meeting (subsequently withdrew

Appendix D								
Listing of Meetings with Neighbors and Community								
Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome		
Open House 9	08/09/21	7-8PM	Zoom Meeting	Falgout, David Gates, Chris I chien	Comments and questions related to: clarify visual impacts (during and after construction), number of expected truck trips, construction hours, placement of parking, project schedule, emergency circulation and clarification of employee break area			
City Council Public Hearing - Story Pole Exception Request	10/19/21	7-10PM	Zoom Meeting	advance of meeting, staff received		Request was granted to use flags versus netting with condition of using 2 rows of flags.		
Open House 10	01/10/22	7-8PM	Zoom Meeting	Falgout, David Gates, Chris Ichien, Victor Ceron, Laura Worthington- Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Southern, Cathy Colgan, Maria Ristow, Andrew Ghofrani,	neighbors on Wood Road and Tate & Main Street), Broadway use for pedestrians, construction hours and traffic route, access to vineyard above Los Gatos Meadows, solar panels, undergrounding, PG&E lines, TV antennae tower, color of roof and	Project team to follow up with neighbors re: distribution of massing and additional details on building heights		

### **49 E MAIN STREET**









EXISTING (JULY 2021)

PROPOSED (JULY 2021)

VIEW WITH STORY POLE (DECEMBER 2021)

FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS
(JANUARY 2022)

LOS GATOS MEADOWS - PHOTOSIMULATION BEFORE AND AFTER JANUARY 2022

**49 E MAIN STREET - ENLARGED** 



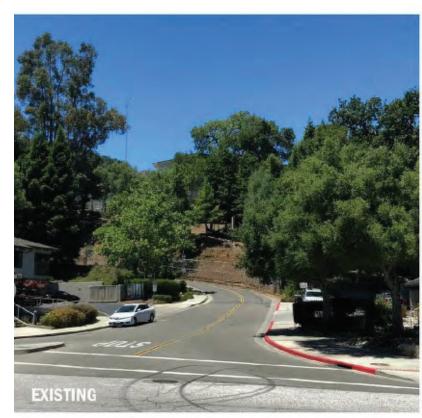


**VIEW WITH STORY POLE** 

FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

LOS GATOS MEADOWS - PHOTOSIMULATION BEFORE AND AFTER JANUARY 2022

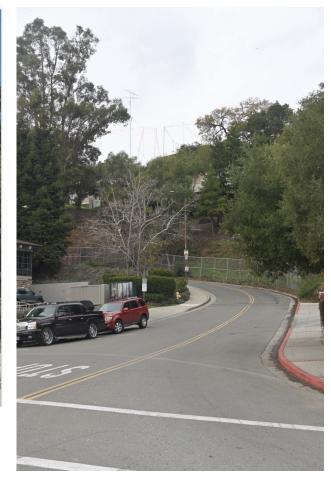
### S SANTA CRUZ AVENUE & WOOD ROAD



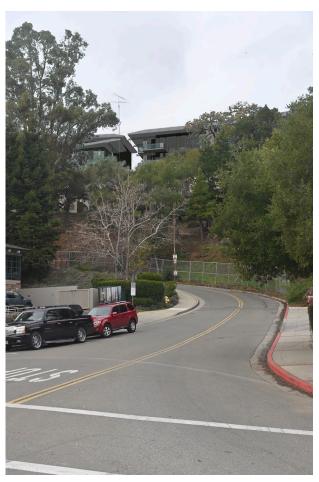
EXISTING (JULY 2021)



PROPOSED (JULY 2021)



VIEW WITH STORY POLE (DECEMBER 2021)

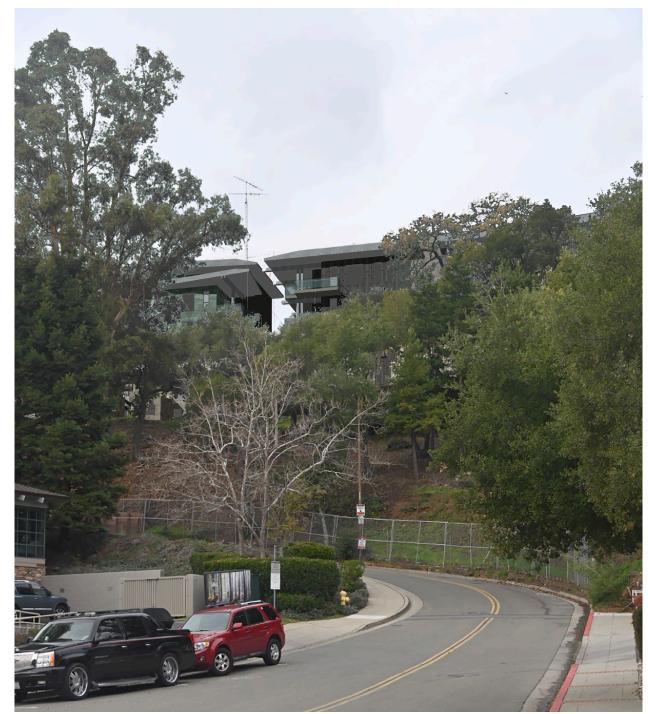


FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS
(JANUARY 2022)

### S SANTA CRUZ AVENUE & WOOD ROAD - ENLARGED



**VIEW WITH STORY POLE** 



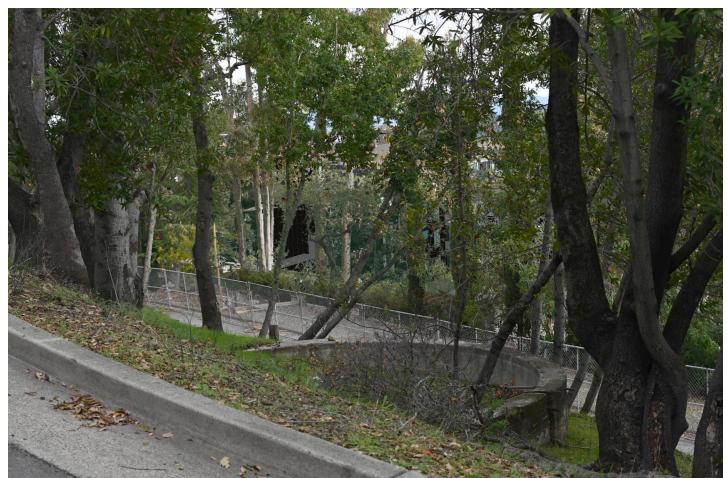
FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

# **VISUALIZATION**

### **UPPER WOOD ROAD**



VIEW WITH STORY POLE (DECEMBER 2021)



FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

(JANUARY 2022)

# VISUALIZATION 121 WOOD ROAD



PROPOSED (MAY 2021)



VIEW WITH STORY POLE (DECEMBER 2021)



FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

(JANUARY 2022)

From: Michael Kennedy <

**Sent:** Sunday, January 9, 2022 11:16:33 AM

To: Rob Rennie

**Cc:** Maria Ristow; Mary Badame; Matthew Hudes; Marico Sayoc; Janette Judd; Joel Paulson **Subject:** Re: Proposed construction project, height blocking hillside views - site of former Los Gatos

Meadows

#### **EXTERNAL SENDER**

Adding an additional photo taken from Broadway neighborhood, see below. Mike.



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