



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 02/18/2025

ITEM NO: 4

DATE: February 13, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: Adopt a Planned Development Ordinance to Allow Demolition of an Existing Senior Living Community and 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. An Environmental Impact Report has been Certified for the Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Rockwood Pacific. Property Owner: Front Porch Communities. Project Planner: Sean Mullin.

Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing Planned Development Ordinance 938 Establishing Development Standards and Allowable Uses for Lots Within the Planned Development Overlay Zone (APN 510-47-038).

RECOMMENDATION:

Adopt an ordinance (Attachment 1) repealing and replacing Planned Development Ordinance 938 establishing development standards and allowable uses for property within the Planned Development Overlay Zone for property located at 110 Wood Road.

BACKGROUND:

At the regular meeting of February 4, 2025, the Town Council held a public hearing to consider a request for 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; adopt a resolution certifying the Final Environmental Impact Report (EIR) and adopting the Mitigation Monitoring and Reporting Program (MMRP); and introduce an Ordinance establishing development standards and allowable uses for lots within the Planned Development Overlay Zone located at 110 Wood Road. The Council adopted a resolution certifying the EIR and adopting the MMRP; and introduced an Ordinance repealing and

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

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replacing Planned Development Ordinance 938 by a 4-0 vote with Council Member Ristow Recused. Included in the Council's action was the addition of a condition requiring that, prior to issuance of a Building Permit, the applicant implement their commitment to begin enrolling 11 below market price units at the El Sombroso Oaks Senior Housing Community located at 15860 Poppy Lane in Los Gatos in either the community-based or housing choice voucher program as described in the applicant's letter dated February 4, 2025, which was included as a Desk Item to the February 4, 2025, Town Council Staff Report. This requirement has been added as an additional performance standard included as Exhibit C to Attachment 1.

This Ordinance is returning to the Town Council for final adoption. The Ordinance will take effect 30 days after its adoption.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL REVIEW:

An EIR for the project was certified and a MMRP was adopted by the Council on February 4, 2024.

PUBLIC COMMENTS:

Public comments received between 11:01 am, Tuesday, February 4, 2025, and 11:00 am, Thursday, February 13, 2025, are included as Attachment 2.

ATTACHMENTS:

1. Draft Planned Development Ordinance with Exhibit A Rezone Area, Exhibit B Development Plans, and Exhibit C Performance Standards
2. Public comments received between 11:01 am, Tuesday, February 4, 2025, and 11:00 am, Thursday, February 13, 2025