

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR APRIL 9, 2008, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:30 P.M.

ATTENDANCE

Members Present:

Barbara Spector
Diane McNutt
Stephen Rice
Joanne Talesfore

Absences:

Mike Wasserman (replaced by Diane McNutt)
Marico Sayoc

Staff Present: Bud Lortz, Director of Community Development; Randy Tsuda, Assistant Director of Community Development

ITEM 1: 110 Wood Road
Conceptual Development Application CD-08-002

Requesting preliminary review of an amendment to a Planned Development to demolish an existing senior complex (Los Gatos Meadows) to construct a new 455,000 square foot senior continuing care complex with a total of 256 units on a property zoned R:PD. APN 510-47-038
PROPERTY OWNER/APPLICANT: Episcopal Senior Communities

Comments:

General Comments:

- **There is clearly a need to modernize and improve the Los Gatos Meadows complex. The Committee believes it is possible to design a successful project.**
- **Senior housing should be regarded as an essential service to the Town. There is a great need for this type of project.**
- **The challenge will be how to evaluate a unique project such as this.**
- **The walkability of the Farwell Lane connection should be improved. The current connection is overly steep for seniors.**
- **The applicant should clarify how the project will be phased and how existing residents will be accommodated. Applicant should provide a narrative explaining their relocation strategy. Residents should not be displaced unless it is supported by the residents.**
- **Below Market Price units should be provided.**
- **Project should obtain LEED certification.**

Height and Visibility:

- **The Committee expressed significant concerns with the height, visibility and mass of the project. Do not want the project to loom over Downtown.**
- **Four stories may be acceptable if visibility is addressed.**
- **The existing project, while large, is hidden from the Town.**
- **Consolidation of the buildings is good.**
- **Buildings should be stepped with the hillside.**
- **The garages should be pushed below grade.**
- **The use of technology to illustrate the visibility of the project was appreciated. It will be necessary to clearly illustrate the visibility of the project.**

Architecture:

- **Not sure if the architecture fits with the Town.**
- **Design theme is attractive but does not trump concerns with height and mass.**

Hillside Development Standards & Guidelines:

- **The Hillside Development Standards & Guidelines (HDS&G) cannot be directly applied; the Guidelines were developed for single family homes.**
- **The spirit and intent of the Guidelines should be applied.**

Impacts:

- **Concerns with traffic, both from the project and construction-related traffic.**
- **Concerns with grading and tree impacts.**

ADJOURNMENT Meeting adjourned at 5:25 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, May 14, 2008.

Prepared by:

Bud N. Lortz, Director of Community Development

cc: Planning Commission Chair