

RESPONSE TO TOWN OF LOS GATOS STAFF TECHNICAL REVIEW

Department: **PLANNING DIVISION
Community Development Department**

Item: 110 Wood Road
Planned Development Application PD-20-001
Project Name: Los Gatos Meadows Covia Community
Property Owner: Covia Communities
Applicant: Rockwood Pacific Inc.
Description: Requesting approval of a Planned Development for a senior living community on property zoned R:PD. APN 510-47-038.

Date of Staff Review Comments: May 22, 2020 (Second Review)
Project Planner: Jocelyn Shoopman

Perkins Eastman
Architects DPC

This letter is the response to the comments submitted to the Town by the consulting architect, Larry L. Cannon in his letter of May 8, 2020.

PERKINSEASTMAN.COM

Tree Removal Area of Concern, (page 5)

Response: This view on sheet A303 is missing landscape, we have revised this section to include landscaping as part of our resubmission.

Recommendation: Request the applicant to provide additional plan and section drawings to clarify the location and scale of both the trees to be retained and any proposed new buffer landscaping. (page 5)

Response: We have coordinated with the landscape architect and have revised this view to clarify the location and scale of both the trees to be retained and proposed new buffer landscaping as shown on Sheet A406 as part of the resubmission.

Recommendation: As noted above, this will be a community expectation issue. However, if the Town is comfortable the project scale and massing, my only recommendation would be to assure that the metal roofing selected is similar to the subdued color shown on the simulation and not the bright silver shown on the materials sheet. (page 6)

Response: As recommended, we have revised the color of the roof on the material sheet A204 as part of the resubmission to the subdued color shown in the visualization.

Recommendations: I have no recommendations for changes to the building designs. Staff, however, may wish to discuss the materials palette with the applicant. The materials are of high quality, but they are largely, with the exception of the stone veneer, metal and concrete faux simulations of natural materials. (page 7)

Response: Due to building occupancy type and current building code requirements, certain natural materials, especially wood or other combustible materials, are not permitted. Therefore high quality alternatives with similar qualities were selected. These materials were chosen to keep within the spirit of the Town's Commercial and Residential Design Guidelines as well as to conform to the current building codes.

Boston
Charlotte
Chicago
Costa Mesa
Dallas
Dubai
Guayaquil
Los Angeles
Mumbai
New York
Oakland
Pittsburgh
San Francisco
Shanghai
Stamford
Toronto
Washington DC

We believe we have answered all of the recommendations and concerns in the letter of May 8, 2020. Please let us know if any concerns remain.

Sincerely,

A handwritten signature in black ink that reads "Arch E. Pelley III". The signature is written in a cursive style with a large, looping flourish at the end of the name.

Arch Pelley AIA
Associate Principal
T: 412 894 8306

E: a.pelley@perkinseastman.com