



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: Conceptual Development Advisory Committee

From: *BAH*
Bud Lortz, Community Development Director

Subject: Los Gatos Meadows—110 Wood Road

Date: April 9, 2008

Project Description:

Episcopal Senior Communities has submitted a conceptual site plan for redevelopment of the Los Gatos Meadows site at 110 Wood Road. The site contains 10.6 acres. The applicant proposes to demolish the existing senior community to construct a larger facility with 256 units/beds as follows:

- 192 Independent Living
- 48 Assisted Living
- 16 Memory Assisted Living

The project will range in height from two to five stories above a multi-level parking garage. The following chart compares the existing and proposed projects:

	Existing Project	Proposed Project
Total Units/Beds	222	256
Independent Living Units	184	192
Assisted Living Units/Beds	39	48
Memory Care Units/Beds	0	16
Stories	1 to 4	2 to 5
Building Square Footage	163,825	454,815
Parking Spaces	111	350

The applicant's letter (Attachment 1) states that the existing Planned Development allows for 39 skilled nursing beds. Given the age of the files, staff has not been able to confirm this number to date. The applicant has provided a packet of illustrative drawings and photomontages for the Committee's consideration (Attachment 2).

General Plan and Zoning:

The General Plan designation is Medium Density Residential (5-12 du/ac). The current zoning designation is R:PD (Residential-Planned Development). Redevelopment of the site will require an amendment to the Planned Development zoning.

The site abuts Wood Road, west of South Santa Cruz Avenue (Sheet 1 of Attachment 2). Primary access to the site is from Wood Road. A secondary driveway provides access to Broadway. The site primarily abuts residential uses except to the east, where commercial uses exist.

The property has a substantial topography. The site rises roughly 180 feet in elevation from the southeast to the northwest and rises roughly 90 feet across the portion of the site where the new buildings are proposed.

Background:

The Town Council approved the Planned Development Ordinance for the existing project in January 1968. The Meadows opened in 1971. Data on the existing project is contained in the chart on Page 1.

Potential Issues:

The applicant has submitted a conceptual site plan, sections, and elevations to illustrate their development proposal (Sheets 3-5 of Attachment 2). The following is a brief list of issues and topics for CDAC. Staff has not reached conclusions on these topics but provides them to help frame the discussion and to solicit input.

1. General Plan Density:
 - a. The General Plan currently designates the site for residential uses with a density range of 5-12 dwelling unit per acre (du/ac), which would permit a maximum of 127 units on the site. A General Plan Amendment to High Density Residential (12-20 du/ac) will be required.
 - b. With the General Plan Amendment, the maximum number of units would be 212. The applicant proposes 256 units; however, 192 units are for fully independent living and the remainder have some level of assistance. Is this consistent with the General Plan density range?
 - c. The General Plan Housing Element does allow for up to a 100% density bonus for senior housing projects.

2. Scale of Development:
 - a. Height of buildings is a concern.
 - i. Buildings of up to five stories are proposed (the applicant states the section drawing on Sheet 4 showing six stories is an error).
 - ii. The buildings are on top of the parking structure, portions of which may be above grade, thereby increasing the height.

- b. Scale of project:
 - i. The existing Meadows complex contains 163,000 square feet of space; roughly 455,000 square feet are proposed.
 - ii. The overall footprint of the proposal is similar to the existing complex with two exceptions. First, structures are now setback farther from the eastern property line. Second, a building is proposed toward the western portion of the site which is higher in elevation than the current complex.
 - c. Visibility of project:
 - i. The existing complex has minimal visibility to the Town as a whole despite its size. The applicant has submitted a photomontage of the existing and proposed views from East Main Street (Sheets 10 and 11). The proposed project would be significantly more visible.
 - ii. Additional study will be needed to determine if it will be visible from other areas of Town.
3. Hillside Setting:
- a. Although the site is located in a hillside setting, the site is not within the Town-designated Hillside Area to which the Hillside Development Standards and Guidelines (HDS&G) apply. The Hillside Area begins at the centerline of Wood Road and extends to the south and west of the site. This site was specifically not included in the Hillside Area because the HDS&G were developed to address single family homes.
 - b. Should the HDS&G be used as a reference in evaluating this project? The Guidelines were not developed to address a project such as this, but could be used as guidance to ensure the project is designed in a manner that is sensitive to the hillside environment and reflects the Town's values.
4. Architectural Character:
- a. The applicant letter states the project will be designed in a Craftsman style. The buildings will step with the topography and will have a variety of roof elements and wall planes to break-up the mass of the structures.
 - b. In addition to the elevations, the applicant has provided sheets with architectural images that reflect the design theme of the project. CDAC should provide input to the applicant on the architectural character of the project.
5. Green Building:
- The applicant states the project will include numerous green building and sustainability measures. Will LEED certification be pursued?

6. Environmental Impacts:

The following potential impacts will be evaluated in detail through the development and environmental review processes:

- Traffic
- Parking
- Grading
- Trees
- Aesthetics and Visibility
- Biologic

7. BMP Units:

BMP units will need to be provided with the project. The Town Code requires that 20% of the units be affordable to low and very low incomes.

8. Phasing/Relocation:

- a. Will redevelopment of the site (and relocation of current residence) occur in phases?
- b. What are the applicant's plans on relocation of the residents?

Role of the CDAC:

The Conceptual Development Advisory Committee was formed to advise a prospective applicant on the consistency of a project with Town policies prior to submitting a formal application and initiating an expensive and time-consuming development review process. The Committee also endeavors to identify and list the problems and issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues and problems identified by the Committee are not intended to be all-inclusive and many additional issues may be identified during the formal development review process. None of the Committee's comments are binding on the Town and in no way are intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. Public input is a required and essential component in considering and deciding an application and that input will strongly influence the outcome of the application. All applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project is evolved should they decide to proceed with the development review process.

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Attachments:

1. Location Map
2. Applicant's Letter
3. Project Information

Distribution:

Kevin J. Gerber, Episcopal Senior Communities, 3650 Mt. Diablo Blvd., Suite 100, Lafayette,
CA 94549
Cynthia James, Morley Bros., LLC, 99 Almaden Blvd., Suite 720, San Jose, CA 95113

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