



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/12/2022

ITEM NO: 3

DATE: January 7, 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.

RECOMMENDATION:

Forward a recommendation to the Town Council on a request for approval of a Planned Development (PD) 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.

PROJECT DATA:

General Plan Designation: Medium Density Residential: 5-12 dwelling units/acre
Zoning Designation: Residential-Planned Development, R:PD
Applicable Plans & Standards: General Plan; Hillside Specific Plan
Parcel Size: 10.84 acres

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

PROJECT DATA (continued):

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single- and Multi-Family Residential	Medium Density Residential	R-1D
East	Office-Professional and Commercial	Central Business District	C-2 and C-2:PD
South	Office-Professional and Single-Family Residential	Hillside Residential and Central Business District	HR-5
West	Single-Family Residential and Vacant	Hillside Residential	HR-5

CEQA:

An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program have been prepared for the project (Exhibits 1 and 2) and are available online at www.logatosca.gov/110WoodRoad.

FINDINGS:

- As required by the California Environmental Quality Act (CEQA) for certifying the Final EIR.
- That the PD to rezone the property is consistent with the General Plan.
- That the project is in compliance with the Hillside Specific Plan.
- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance.

ACTION:

- Forward a recommendation regarding Environmental Impact Report EIR-21-002 to the Town Council.
- Forward a recommendation regarding Planned Development application PD-20-001 to the Town Council.

BACKGROUND:

The subject site is approximately 10.84 acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 3). The site has been occupied by the Los Gatos Meadows since 1971, a senior living development operating under a PD approved in 1968. The Conceptual Development Advisory Committee (CDAC) reviewed a

BACKGROUND (continued):

preliminary proposal for redevelopment of the subject property on April 9, 2008. The Staff Report and minutes of the CDAC meeting are attached as Exhibits 6 and 7.

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the property owner, Covia Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

An application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living development (Exhibit 15). The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft EIR for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021 (Exhibit 1). The Final EIR, which includes the Response to Comments, was previously provided on September 3, 2021 (Exhibit 2).

Future required approvals include an Architecture and Site application, Certificate of Lot Merger, Building Permits, a Grading Permit, and a Tree Removal Permit.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is approximately 10.84-acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 3). The property rises east-to-west approximately 240 feet, and approximately 95 feet across the area of development. The subject property is characterized by a hillside setting, and is in the Hillside Specific Plan area, but it is not located within the hillside area as defined by the Hillside Development Standards and Guidelines (HDS&G).

The site has been occupied by the Los Gatos Meadows, a senior living development, since 1971. The existing development includes 10 residential buildings with 205 independent care and support units; a dining and commons building; an infirmary, garage, and services building; a multi-purpose building; two cottages; and 130 parking spaces (Exhibit 15B, Sheet C101). Site access is currently taken from a driveway off Wood Road at the southern end of the property and from the south side of Broadway via Farwell Lane. An additional access road served from Wood Road provides access to the area uphill of the existing buildings, traversing to the center of the property, where it dead ends.

PROJECT DESCRIPTION (continued):

The surrounding area contains a mix of uses with single- and multi-family residential uses located to the north; office and commercial uses to the east; office and single-family residential uses to the south; and single-family residential uses to the west.

B. Project Summary

The applicant is proposing a new PD to allow for the demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The senior living community would operate as a Continuing Care Retirement Community (CCRC) and will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older, providing 24/7 assisted living services to the residents. The senior living community would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the uses offered in the previous community that closed in 2019.

DISCUSSION:

A. Conceptual Development Advisory Committee

The CDAC reviewed a preliminary proposal for redevelopment of the subject property on April 9, 2008 (Exhibits 6 and 7). The CDAC provided comments on the proposal related to:

- The need for senior housing and to modernize the existing facility;
- Inclusion of Below Market Price units;
- LEED certification;
- Height and visibility;
- Appropriate architectural style;
- Hillside setting; and
- Traffic, grading, and tree impacts.

The applicant's Letter of Justification responds to the feedback provided by the CDAC in 2008 (Exhibit 8).

B. Existing Planned Development Comparison

As noted in the Letter of Justification (Exhibit 8), the applicant is proposing a new PD to replace the PD approved in 1968, under which the Los Gatos Meadows has been operating since 1971. The proposed PD would retain the existing R:PD zoning for the subject property. Approval of the PD application would establish the regulations through an

DISCUSSION (continued):

ordinance (which would include the development plans) under which the following actions would be allowed:

- Demolition of all existing buildings on the site;
- Construction of a new senior living community;
- Removal of 192 trees, including 8 large protected trees; and
- Site improvements requiring a Grading Permit.

A comparison of the existing and proposed PD conditions is provided in the table below.

Comparison of Planned Development Conditions

	Original 1968 PD	Proposed PD
Site Coverage	24.6 percent	22.5 percent
Total Number of Independent Living Units	184	174
Total Units Permitted	222	191
Open Space	75.4 percent	77.5 percent
Building Setbacks from Property Line	Front: 20 feet Side: 15 ft and 27 feet Rear: 15 feet	Front: 34.83 feet Side: 40.83 feet and 60 feet Rear: 32.92 feet
Parking	111 spaces	78 standard spaces 122 tandem spaces
Height	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage, and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-5 stories with below grade space for parking, storage, and mechanical. Heights vary between 59'-0" and 85'-6" ±.

Future required approvals include an Architecture and Site application, Certificate of Lot Merger, Building Permits, a Grading Permit, and a Tree Removal Permit.

C. Proposed Project Analysis

The proposed PD includes demolition of all existing structures and redevelopment of the site with a ground floor podium and eight separate buildings constructed above the podium level (Exhibit 15).

DISCUSSION (continued):

As summarized in the following table, the podium would include a ground floor level and a subterranean lower-level parking garage with 29 parking spaces. The ground floor level would include the main entrance, 17 supporting care units, dining facilities, offices, fitness center, indoor swimming pool, mechanical areas, and a parking garage accommodating 49 cars in single parking spaces and 122 cars in tandem parking spaces.

Summary of Podium

	Height Above Low Grade (+477')	Gross Floor Area	Parking Area	Parking Spaces
Lower Level Garage	11 ft (+488')	0 sf	22,136 sf	29 (standard)
Ground Floor Level	28 ft (+505')	52,904 sf	66,691 sf	49 (standard) 122 (tandem)

An outdoor terrace would be located above the podium providing common space amongst the eight villas. This landscaped terrace area would offer amenities including walkways, gardens, seating areas, courtyards, lawns, bocce ball courts, outdoor dining, and multiples trellises and gazebos (Exhibit 15B, Sheet LS-6). The eight villas would rise three to five stories above the terrace level, with heights from 42 feet, one inch, to 68 feet, seven inches above the terrace. The eight villas would include 174 one- and two-bedroom independent living units with a variety of floor plans. The characteristics of each villa are summarized in the table below.

Summary of Villas

	Number of Stories	Height Above Terrace (+505')	Height Above Ground Floor (+488')	Gross Floor Area
Villa A	5	68.58 ft	85.58 ft	157,054 sf
Villa B	3	56.00 ft	73.00 ft	41,483 sf
Villa C	5	65.08 ft	82.08 ft	56,891 sf
Villa D	4	53.58 ft	70.58 ft	31,426 sf
Villa E	5	65.00 ft	82.00 ft	40,712 sf
Villa F	5	67.50 ft	84.50 ft	40,712 sf
Villa G	4	53.50 ft	70.50 ft	31,426 sf
Villa H	3	42.08 ft	59.08 ft	31,112 sf

Sheets A201, A202, and A203 of the development plans include typical elevations for the podium and the villas but do not provide full elevations of all structures. Full elevations will be required during the future Architecture and Site application review process.

DISCUSSION (continued):

In their Letter of Justification, the applicant indicates that the materials for the proposed development were selected based on their ability to blend with the natural setting and minimize the visual impact of the proposed building heights (Exhibit 8). A materials board is included on Sheet A204 of the development plans and the typical locations of the proposed exterior materials are shown on the exterior elevations on Sheets A201 through A203 (Exhibit 15B). Typical exterior materials include:

- Standing seam metal roof in dark gray;
- Stone veneer tile;
- Brushed stainless steel window frames and railings;
- Concrete panel siding in tan/brown;
- Metal panel siding in olive green;
- Vertical standing seam siding in beige;
- Horizontal metal panel wood veneer; and
- Aluminum soffit with wood appearance.

The eight villas would be situated on the terrace level to frame two large outdoor spaces separated by Villa A: the Village Green and Town Square. These outdoor spaces would be connected through the common area located on the bottom floor of Villa A. A network of paths and walkways would provide circulation between the various amenities within the outdoor spaces. Proposed hardscape materials are included on Sheet LS-13 of the development plans (Exhibit 15B) and include:

- Stained sawcut concrete walkways;
- Seeded glass paving;
- Stone veneer retaining walls;
- Vegetated green walls; and
- Toned asphalt paved trail.

The proposed PD includes access and circulation improvements serving the development. The primary access point would be similar to the existing driveway off Wood Road at the southern end of the property (Exhibit 15B, Sheet C102). At the southwest elevation, vehicles could access the main entrance at the ground floor level or enter the lower level parking garage, which connects internally to parking on the ground floor level. Deliveries, trash collection, and other services would be accommodated through a receiving dock just north of the main entrance on the ground level. The existing access road off Wood Road uphill of the development area would be improved and extended to connect to the driveway on the east side of the development area. This extension would provide a fire

DISCUSSION (continued):

access ring road around all sides of the development. The fire access ring road would provide ladder access to the podium and each of the eight villas. Farwell Lane would be closed off to vehicle and pedestrian access and would be retained exclusively for Fire Department access from Broadway and autonomous vehicular access for the residents to the downtown area. The proposed project, including the circulation improvements, has been reviewed and approved by the Santa Clara County Fire Department.

D. Architectural Review

The Town's Consulting Architect reviewed the proposed project and noted that the project is well designed with a lot of thought given to the facilities' layout and building design (Exhibit 9). The Consulting Architect also noted that the increased building heights and proposed tree removal have the potential to create visual impacts to adjacent properties and other portions of the Town. The Consulting Architect made no recommendations for changes to the building design, but noted that the proposed materials are largely faux simulations of natural materials. Based on this feedback, the applicant revised portions of the plans to clarify the screening impact of the landscaping, updated the color of the roof material, and provided justification for the selected materials (Exhibit 8). The applicant's response to the recommendations of the Town's Consulting Architect is included in Exhibit 10. An application for Architecture and Site review is required by Performance Standard 3 of the Planned Development Ordinance (Exhibit 15).

E. Visibility

The subject property is not located within the hillside area and is not subject to the visibility regulations as defined by the HDS&G. The applicant installed story poles and provided renderings of the proposed project to represent the visual impact of the project from several view corridors (Exhibit 15B, Sheets A406 through A408). Further, the applicant provided a discussion of the building heights and visibility in the Letter of Justification (Exhibit 8).

F. Grading

The proposed project is located primarily in the areas of the property with existing development. Grading and excavation activities are required for the new podium and villas, subterranean parking garages, adjustments to the site plan, and circulation improvements (Exhibit 15B, Sheet C103). Preliminary earthwork quantities and cut and fill depths are summarized in the table on the following page. The proposed site grading exceeds the 50

DISCUSSION (continued):

cubic yard (cy) threshold for requiring a Grading Permit. The areas with the most intense site grading are adjacent to the edges of the podium, and the new and widened roadway around the site.

Preliminary Earthwork Quantities

Type	Cut (cy)	Fill (cy)	Net (cy)		Max Cut Depth (ft)	Max Fill Depth (ft)
Buildings*	113,000	1,000	112,000	<Cut>	61.5	3.5
Driveways	9,900	2,300	7,600	<Cut>	21.0	14.0
Sidewalk	3,700	700	3,000	<Cut>	20.5	10.5
Landscape	13,100	2,400	10,700	<Cut>	27.0	13.5
Utility Spoils	7,000	--	7,000	<Cut>		
GRADING PERMIT TOTAL*	33,700	5,400	18,300	<Cut>		
TOTAL	146,700	6,400	140,300	<Cut>		

* Excavation within building footprints does not count toward a Grading Permit

G. Retaining Walls

New retaining walls are proposed to allow for the necessary slope transitions between the podium and the improved roadways (Exhibit 15B, Sheets C103, and C103.1). The heights of these retaining walls vary by location, having a maximum height of approximately 24 feet northwest of Villa D (Exhibit 15B, Sheet C103.1, Section A-A). Proposed retaining walls on the western edge of the site would be largely screened by the podium and villas, while those on the eastern edge of the development may be visible. The primary function of the proposed retaining walls is improve and extend the fire access ring road. In the Letter of Justification, the applicant discusses the need for the retaining walls, efforts to reduce wall heights, and strategies for mitigating the visual impact of taller retaining walls (Exhibit 8). A summary of the proposed retaining walls is provided in the table below.

Summary of Maximum Retaining Wall Heights

Section (C102 and C103.1)	Location	Maximum Heights (ft)
A-A	NW of Villa A	24
B-B	N of Villa A	11
C-C	N of Villa A	10
D-D	NE of Villa C	10
E-E	NE of Villa C	20
F-F	SE of Villa H	3
G-G	SW of Villa G	13
H-H	NW of Villa H	10

DISCUSSION (continued):

H. Parking

The Town Code parking requirement for convalescent homes is one parking space for every two and one-half beds. While this senior living community differs from convalescent homes for which this parking requirement was developed, it can be used to guide the determination of an appropriate parking requirement for this project, that would be enforced through the PD.

The proposed project includes 174 continuing care living units and 17 supporting care units, totaling 191 units. Applying the convalescent home parking requirement per living unit, the project requires 77 parking spaces. The project includes 78 standard parking spaces, exceeding the parking requirement.

However, some of the proposed 174 continuing care living units would be two-bedroom units, as detailed in the "Unit Data" table on the cover sheet of the development plans (Exhibit 15B). According to this table, the 174 continuing care living units would include a total of 291 bedrooms. When including the 17 supporting care units, the project includes 308 bedrooms. Using the convalescent home parking requirement and applying it per bedroom, rather than per unit, the project would require 124 parking spaces for the 308 bedrooms. In addition to the 78 standard parking spaces, the project includes 122 tandem parking spaces that would be managed under a valet parking program, for a total of 200 parking spaces. Typically, tandem parking spaces do not count toward the required parking; however, these spaces can be counted if approved under the proposed PD. If approved, details of the proposed valet parking program would be required during review of the Architecture and Site application.

I. Traffic

A Transportation Analysis was prepared for the Initial Study by Kimley-Horn (Exhibit 1, Appendices). This analysis compared the trip generation of the existing development (708 daily trips) to the anticipated trip generation of the proposed project (718 daily trips). This analysis concluded that the proposed project would result in a net increase of 10 daily trips for the proposed project relative to the baseline use, and a net decrease for AM peak (-2 trips), midday peak (-3 trips) PM peak (-4 trips), and Saturday midday peak (-3 trips).

J. Trees and Landscaping

The subject property includes thousands of existing trees. Details on the location, size, species, health, suitability, and disposition of the trees in the project area are included on Sheets T-1 through T-5 of the development plans (Exhibit 15B). The provided information

DISCUSSION (continued):

indicates that 44 trees were removed in 2019 under permit T19-167, 36 of which were protected trees. These trees were removed due to being invasive species and/or fire concerns. The project proposes removal of 213 additional trees, 192 of which are protected trees requiring a permit for removal. Eight of these trees are large protected trees. The proposed tree removal is due to their location within the development area, risk/poor health, sudden oak death carrier, and/or fire risk. An Arborist Report was prepared by Hort Science and submitted with the application materials. The Town's Consulting Arborist conducted a peer review of this report and provided recommendations to align the information with the requirements of the Town Code. The applicant submitted a revised report dated October 12, 2020 (Exhibit 11), which was deemed sufficient by the Town's Consulting Arborist on February 12, 2021 (Exhibit 12). All recommendations identified in the Arborist Report for the project have been included as performance standards in the draft PD Ordinance (Exhibit 15).

The applicant has provided details of the proposed landscape plan on Sheets LS-1 through LS-13 (Exhibit 15B). Proposed landscape plantings have been separated into two areas: the ground level areas adjacent to the roadways and podium buildings, and the terrace level. The landscape plan includes 242 new trees at the ground level and 131 new trees at the terrace level. Additionally, shrubs, groundcover, and other ornamental plantings are included on both levels, the majority of which are listed as either native or indigenous species, and drought tolerant.

K. Hillside

The subject property is characterized by a hillside setting, but it is not located within the hillside area as defined by the HDS&G. In 2008, the CDAC recognized the hillside context of the site and recommended that the spirit and intent of the HDS&G should be applied (Exhibit 7). In response, the applicant has provided details in the Letter of Justification of how the spirit of the HDS&G has been integrated into the project (Exhibit 8).

The site is located in Sub-area 6 of the Hillside Specific Plan area. The site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility. The proposed project is consistent with the provisions of the Hillside Specific Plan.

DISCUSSION (continued):

L. General Plan

The existing General Plan land use designation is Medium Density Residential. The 2020 General Plan Land Use Element focuses on maintaining a “full-service” Town that provides a range of goods and services that support economic vitality, while limiting adverse impacts on the quality of life of all the residents. The applicant’s Letter of Justification provides a detailed discussion of the project’s compatibility with the 2020 General Plan including applicable goals, policies, and actions; and compatibility with individual elements (Exhibit 8).

Applicable goals and policies of the 2020 General Plan include, but are not limited to the following:

- Policy HOU-5.3: Work with existing senior lifestyle living and assisted living facilities in Los Gatos, and support the development of new senior housing that includes continuum of care facilities within the Town.
- Policy LU-1.3: To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.
- Policy LU-6.7: Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
- Policy CD-1.3: Buildings, landscapes, and hardscapes shall follow the natural contours of the property.
- Policy CD-1.4: Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town’s ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.
- Goal CD-4: To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.
- Policy CD-7.1: Maximize quality usable open space in all new developments.

M. Zoning Compliance

The proposed use is not allowed by-right under the base zoning designation of Residential. The proposed project would provide a public benefit to the Town by providing much needed senior housing and continuing care services. One of the stated purposes of a PD in the Town Code is to promote projects that provide a public benefit to the Town. While the proposed project is not consistent with the by-right uses allowed under the base zoning

DISCUSSION (continued):

designation, it does meet the criteria for a PD overlay by providing a public benefit to the Town through senior housing services and is thus consistent with the Zoning Code.

N. Planned Development Application

The PD application is requesting to replace the existing PD zoning approved in 1968, maintaining the R:PD zoning of the property. The Town Code states that the purpose of a PD is to preserve, enhance, and/or promote:

- The Town's natural and historic resources;
- The production of affordable housing;
- The maximization of open space; and/or
- A project that provides a public benefit to the Town.

The applicant's Letter of Justification provides details on the relationship of the proposed project to the findings required to approve a PD application (Exhibit 8). The Planning Commission shall make a recommendation regarding the merits of the PD application to the Town Council, who will be the final deciding body. If adopted by the Town Council, the proposed PD Ordinance (Exhibit 15) would allow redevelopment of the site including demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit.

O. Environmental Review

An EIR was prepared for the project. As part of the environmental review process a number of technical reports were prepared, including species lists and database reviews, tree evaluations and arborist reports, geotechnical investigations, and traffic analyses. Reports that were prepared by outside consultants were peer reviewed by Town consultants.

The Notice of Preparation (NOP) was distributed on February 1, 2021, for a 30-day comment period. Comments received on the NOP are included as Appendix A to the Draft EIR (Exhibit 1).

The Notice of Completion and Availability for review of the Draft EIR was released on May 28, 2021, with the 45-day public review period ending on July 12, 2021. On June 23, 2021, the Planning Commission held a public hearing to accept comments on the Draft EIR. No comments were received at this meeting. Written comments on the Draft EIR were received from the applicant, one public agency, and three individuals. The Final EIR, with Response to Comments, was completed in August 2021 (Exhibit 2).

DISCUSSION (continued):

Through the Initial Study/EIR process, no significant and unavoidable impacts were identified. All identified significant impacts that would result from the project can be mitigated to a less-than-significant level through implementation of the Mitigation Monitoring and Reporting Program (MMRP) that has been prepared for the project as required by CEQA (Exhibit 2). The MMRP includes a list of all mitigation measures and the department(s) responsible for ensuring that the mitigation measures are properly implemented. All mitigation measures are included as performance standards within the draft PD Ordinance (Exhibit 15).

PUBLIC COMMENTS:

As detailed in the Letter of Justification, the applicant has been engaged with the surrounding neighborhood, business community, Town officials, and the greater Los Gatos community since 2018 through open house meetings, focus groups, individual in-person and video meetings, and maintenance of a project website (Exhibit 8). The applicant also provided a supplemental community engagement letter summarizing their outreach efforts that have taken place since the Letter of Justification was submitted (Exhibit 13).

Written notice was sent to property owners and tenants within 300 feet of the subject property. Story poles and flagging were installed on the site and certified by a licensed surveyor in coordination with mailing of the written notice. Project signs were also installed at the primary entrance on Wood Road and at the intersection of Farwell Lane and Broadway. Public comments received by 11:00 a.m. on Friday, January 7, 2022, are included as Exhibit 14.

CONCLUSION:

A. Summary

The applicant is proposing a new PD to allow demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The senior living community would be restricted to persons age 62 and older, providing 24/7 assisted living services to the residents. The facility would provide coordinated health care services, including 174 independent living units and 17 supporting care units. These proposed services would be similar to the services offered in the previous community that closed in 2019. The proposal would maintain the R:PD zoning of the property and the new PD would provide new performance standards for the project. The project complies with the General Plan, the Planned Development requirements in the Town Code, Hillside Specific Plan, and would provide a public benefit to the Town.

CONCLUSION (continued):

B. Recommendation

Based on the summary above, if the Commission finds merit in the proposal, the Commission can take the following actions to forward the Final EIR and PD applications to the Town Council, recommending that the Town Council:

1. Make the required findings included in Exhibit 4;
2. Make the required CEQA Findings of Fact (Exhibit 5), certify the Final EIR (Exhibit 2), and adopt the Mitigation Monitoring and Reporting Program (Exhibit 2); and
3. Adopt the Planned Development Ordinance (Exhibit 15) and approve the proposed project.

C. Alternatives

Alternatively, if the Commission has concerns with the proposed project, it can:

1. Forward a recommendation for approval of the applications with modified performance standards to the Town Council; or
2. Forward a recommendation of denial of the applications to the Town Council; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

Previously received under separate cover:

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

Received with this Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Conceptual Development Advisory Committee Staff Report, April 9, 2018
7. Conceptual Development Advisory Committee meeting minutes, April 9, 2018
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