



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 10/25/2023

ITEM NO: 3

ADDENDUM

DATE: October 24, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Study Session to Discuss Revisions to a Previously Considered Project Requesting Approval of a Planned Development for 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 (EIR) and Mitigation Monitoring and Reporting Program Have Been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Covia Communities. Project Planner: Sean Mullin.

REMARKS:

Exhibit 2 includes comments received between 11:01 a.m., Friday, October 20, 2023, and 11:00 a.m., Tuesday, October 24, 2023.

EXHIBITS:

Previously received with the October 25, 2023, Staff Report:

1. Letter from Applicant, dated September 25, 2023

Received with this Addendum Report:

2. Public comments received between 11:01 a.m., Friday, October 20, 2023, and 11:00 a.m., Tuesday, October 24, 2023

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

*This Page
Intentionally
Left Blank*

From: Mark Regoli <[REDACTED]>
Sent: Friday, October 20, 2023 3:30 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Maria Ristow <[REDACTED]>, Heather Regoli <[REDACTED]>
Subject: 110 Wood Road, PD-20-001

[EXTERNAL SENDER]

Sean,

I live in the “notice of public hearing” zone for the property located at 110 Wood Road and wanted to provide you with my thoughts. Unfortunately, I will not be able to attend the meeting on Wednesday night.

The project appears to have a good design and thoughtful architecture. It is very large and will be a massive construction project. As a result, I have two concerns that should be addressed:

1. The project should be bonded. The amount of demolition and grading for the site is extraordinary. The project is on a very steep hill and will add substantial construction risk. If developer (and/or their financial partner/ lenders) runs into economic trouble, the project could be stopped during the construction process. An uncompleted project would pose a safety hazard for the neighborhood. Heavy rains on an incomplete grading project of this magnitude will make the hillside unstable.

Additionally, a partial demolition or abandoned project will be a blight on the neighborhood. Given the financial uncertainty in the capital markets, this is a real risk that can only be safeguarded with bonding. There are examples all over the state of projects like this that were stopped and abandoned over unforeseen financial problems.

2. The plans show access to Broadway is only for emergency vehicles. This is a good thing. In addition, there needs to be fire department crash gates on this road to stop people from accessing Broadway for normal ingress and egress.

These are my thoughts on the project, and I would appreciate you passing this along on Wednesday nights meeting. If you have any questions or comments, please feel free to reach out.

Sincerely,

Mark

SOUTH BAY
DEVELOPMENT CO. 

MARK REGOLI



***This Page
Intentionally
Left Blank***