

May 31, 2024

Mr. Steve Raspe, Chair  
Los Gatos Planning Commission  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

**RE: Letter of Justification  
Rebuild of Los Gatos Meadows**

Dear Mr. Raspe:

Included in this letter is the justification for the efforts of Front Porch (the “Sponsor”) to rebuild Los Gatos Meadows (the “project”), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos. While Front Porch has been involved with the project from its inception, the owner was previously referred to as Covia Communities and Episcopal Senior Communities.

This letter is intended to replace the prior Letter of Justification dated January 6, 2022. Due to the amount of material covered, for ease of navigation, this letter has been organized by major topics:

- I. Overview of Formal Processes (see page 2)
- II. Community Engagement (see page 4)
- III. Responses and Refinements (see page 5)
- IV. Summary of Key Attributes of Proposed Project (see page 9)
- V. Current Improvement / Current Residential PD Approval (see page 10)
- VI. Analysis of Specific Project Attributes (see page 12)
- VII. Benefits to the Community (see page 21)
- VIII. Request for Planned Development (PD) Entitlement (see page 23)
- IX. Justification (see page 25)

Also, attached to this letter as appendices are the following documents to assist in your review:

Appendix A: Los Gatos 2020 General Plan Related to Project  
Appendix B: Planned Development Ordinance Findings  
Appendix C: Project Compatibility with General Plan and Zoning Code  
Appendix D: Listing of Meetings with Neighbors and Community  
Appendix E: Listing of Communications  
Appendix F: Current Community Service Offerings of Front Porch  
Appendix G: Current FAQ Document

## I. Overview of Formal Processes

Our Los Gatos Meadows rebuild efforts were initiated in 2008. We engaged in preliminary review with Town Staff and the Conceptual Development Advisory Committee (“CDAC”) during this time. As such, our justification letter includes responses to comments we received at the “CDAC” and Town Staff review meetings held in 2008. Shortly following these meetings, Sponsor made the difficult decision to put the project on-hold given uncertain economic and market conditions stemming from the Great Recession. From 2008-2018, the project was inactive.

In 2018, Sponsor re-initiated discussions with the Town staff about proceeding with redevelopment of the project site. Other than the declining physical condition of its buildings, no substantive site conditions had changed, and no further site planning had commenced since 2008. Site development topics and challenges identified by Town Staff and CDAC are as similar today as those expressed in 2008. Thus, re-initiation focused on respectfully addressing applicable prior CDAC and Town Staff comments; picking up where we left off, and not starting the process anew.<sup>1</sup>

During this same period, Sponsor also focused efforts on mitigating the existing fire safety concerns. Sponsor submitted a Tree Management Plan and request for Tree Removal Permit to the Town of Los Gatos on September 26, 2019. The tree management recommendations are based on fire safety, sudden oak death (SOD), species invasiveness and tree risk. Phase 1 of the Tree Management Plan identified recommendations for removal of 44 trees based on the following criteria: (1) they disproportionately contribute to fire risk or are invasive and (2) based on their health, structure, and condition, they do not contribute to site screening between properties. Fire risk and invasive trees are the most imminent risk for the site. Los Gatos Meadows has been closed, in part, due to fire risk. Limiting the spread of invasive species to other portions of the site and neighboring sites is time sensitive as well. The permit, which is independent from the proposed rebuild project, was approved on December 5, 2019; applicable trees were removed in early 2020.

We submitted a formal development application on Jan 22, 2020 (the “prior application”). This application was reviewed by the Planning Commission on January 12, 2022. The Planning Commission did not recommend approval. The application was subsequently reviewed by the Town Council on April 5, 2022. At the meeting, the Town Council remanded the application back to the Planning Commission for further discussion with consideration of comments provided by the Town Council.

Following the Town Council action in April 2022, the project team continued its community engagement activities and commenced exploration of a range of alternatives. As part of this

---

<sup>1</sup> CDAC recommended that the project include below market price units. In our assessment, California Health and Safety Code section 1569.147(b) is applicable to the proposed rebuild project and prohibits the imposition of rent regulations or controls for licensed care facilities for the elderly. Furthermore, we note the current proposal does not involve an increase in the number of units or staffing levels above those reflected in the current entitlements, and therefore does not result in impacts generating an increased need for affordable housing.

process, the project team previewed a potential refinement of its application at a study session with the Los Gatos Planning Commission on October 25, 2023.

A summary of the concerns and recommendations of Town Staff, CDAC, the Planning Commission and the Town Council are addressed in Section 3 of this letter. On March 1, 2024, we submitted an updated application (the “current application”).

---

## II. Community Engagement

Since re-initiating our rebuilding efforts in 2018, there have been multiple meetings with various Planning and Public Works staff to clarify and confirm the proposed architectural concepts and treatment of off- and on-site conditions, and to address specific technical challenges.

From March of 2018 through 2024, the project team has hosted neighborhood open house meetings to inform neighbors about the rebuilding process and to solicit their input and feedback. To further facilitate dissemination of information to the community, the project team produced a video summary update and circulated the link to this video update. The video update can be accessed from the Los Gatos Meadows project information web site: <https://covia.org/los-gatos-meadows/>

The project team met with each council member at least once. Furthermore, in the spirit of community engagement and to commence the development of a “Town Integration” project, over the last two years, the project team has conducted numerous in-person meetings with our neighbors, local businesses, associations, and interest groups (see Appendix D and E for details). We have taken feedback from neighbors, council members, and other community leaders including concerns and comments on building/site design, massing, parking and circulation, visual impacts, and safety, in the formation of the resubmittal. The project design reflects the concerns of not only the Town, but also the broader Los Gatos community.

To further advance our Town Integration efforts, the project team has recently met with the Community Health and Senior Services Commission and the Los Gatos Foundation for Older Adults to Thrive. See Sections III and VII below for details on how Sponsor envisions supporting the needs of seniors in the local community.

---

### III. Response and Refinements

In 2008, when rebuild efforts were initiated, Sponsor met with the Town Planning Staff and CDAC Committee Members. This allowed for introduction, exploration, and feedback of the proposed rebuild project, creating an open discussion for comments and concerns. During the CDAC meeting, the committee members provided valuable feedback regarding project compatibility with the General Plan, building height and massing, architectural design, impacts on trees, and construction impacts. The feedback on these items was taken with great seriousness and the project has since been redesigned in accordance with the committee's concerns.

Specifically, the CDAC recognized the need to modernize the Los Gatos Meadows complex and supported the senior residential use of the facility. The CDAC hoped to improve the walkability of the Farwell Lane connection, since the current connection is overly steep for seniors. As part of the project, Sponsor has included an autonomous vehicle alternative transportation solution as the means by which to address the steep slope at Farwell Lane, while enhancing connectivity and mobility between Los Gatos Meadows and Broadway. This project feature enables both safe and convenient access for residents to connect to downtown Los Gatos. The project would also incorporate a below-grade parking level, a reflection of the CDAC comments regarding potential parking garages. The CDAC also expressed concerns about traffic. Sponsor has studied the site circulation and access accordingly, and as a result has made some substantial modifications to site circulation and parking. The proposed site plan provides for an efficient on-site circulation pattern and increases the availability of parking to minimize the likelihood of spillover parking onto neighboring streets.

While the property is not located in the area subject to the hillside ordinance, the CDAC suggested that the spirit and intent of the hillside guidelines should be applied within the design of the project. To that end, the project would result in the reduction of the development pad of over a fifth of an acre and a corresponding increase in overall open space (from 75% to 77% of the project site), which would generally be consistent with the hillside design guidelines. In addition to this, the proposed buildings would be stepped with the hillside slope, limiting overall visual impacts throughout the Town of Los Gatos. The project would align building roof lines with the contour of the hill and incorporate smaller roof components, minimizing the contrast between buildings and the existing environment. The project would also conserve the natural features of the topography. To that end, the project would have generous replacement of mature trees and vegetation and would use natural materials for drainage and retaining walls.

After submitting the prior application, we received additional feedback from Town staff, the Planning Commission, and members of the Town Council. The primary theme of comments made by the Planning Commission and the Town Council related to the height/massing of our proposed project. Based on our extensive market analysis (updated just recently), we believe that the demand for the type of senior housing with services we are proposing is deep and would justify a project with many more units than currently proposed. However, we also appreciate that the project has the potential to create a few limited impacts on public views. While we have studied a broad array of responses to the range of issues raised, our primary focus has been on exploring opportunities to mitigate the visual impacts without compromising our goal to replace as many of the prior units as practical, all while maintaining

the level of services and amenities to make this project an asset to the broader Los Gatos community.

#### Re-Allocation of Height and Massing

Our current application has made refinements to the prior application with an emphasis on reducing a range of impacts, especially visual impacts. We understand that there are particularly high sensitivities to Villa B, Villa C, and the front portion of Villa A. Conversely, as revealed by the installation of the story poles, there is less of a visual impact from Villa E and the rear portion of Villa A. Accordingly, the current application effectively reallocates a portion of the massing from front of the site to the rear of the site.

Based on feedback from the Planning Commission, we did explore options to expand the development pad but concluded that the overall site impacts of this approach would be greater than the current approach. However, due to the concerns of visual impacts on neighbors on Wood Road, we are no longer proposing to reallocate massing to Villas F and G and alternatively are proposing to add massing between Villas F and G and Villas D and E.

To further assist in clarifying the visual impacts of the proposed reallocation of height and massing, we engaged the services of a professional and technically advanced visual simulation company to evaluate, model and illustrate the potential impacts associated with the resubmittal on both public and the private views of the neighboring properties most affected by redevelopment of the site. *[Refer to current application plan sheets A406-A408, Visual Simulations for exhibits specifically related to the above comments are to be posted at the project web site <https://covia.org/los-gatos-meadows/>].*

#### Change in Unit Mix

Several comments made during the Planning Commission (but not the Town Council) meeting questioned the “luxury” positioning of the proposed project. To be clear, it is our objective to rebuild Los Gatos Meadows as a beautiful community. The proposed use and proposed target positioning of the current application does not differ from our original entitlement application secured in the late 1960s. What has changed are the expectations for senior living accommodation that have evolved markedly over the past half-century. The preferences and expectations of people born in the later part of the 1800s (the intended age cohort of the original design) differ greatly from those of the boomer generation and beyond.

The unit sizes and unit mix of the proposed project are based on focus group studies with local residents and decades of Front Porch’s experience providing similar services to thousands of older adults. A project positioning that is not in alignment with the market is not feasible. Regarding this matter, some participants have erroneously conflated our continuing care retirement community (“CCRC”) project with assisted living/memory care (“AL/MC”) projects. CCRC and AL/MC have widely varying physical and operational attributes and are therefore distinctly different product types. One notable difference is that CCRC’s are primarily marketed to future occupants who are typically moving from a single-family home in the local community and are seeking a new home. Conversely, AL/MC

communities are marketed to family members (usually the oldest daughter) who are seeking comprehensive care for their mother or father.

However, because both unit sizes and mix were such an important consideration of the Planning Commission, the current application has been revised and no longer includes any large penthouse units. Furthermore, in comparison to the prior application, the average unit size of independent units has been reduced from 1,493 square feet per unit to 1,414 square feet per unit. Note that the units on the care portion of the project have only an average of 450 square feet per unit.

#### Reduction in Net Off-Haul

Meeting the operational needs for the former Los Gatos Meadows site required the use of numerous surface parking spaces as well as extensive use of off-site public and private parking that compromised fire department access. Resolving this has been a major priority of our planning efforts. In response to CDAC's recommendation, our rebuild proposal incorporated a substantial increase in the number of below-grade parking spaces that would necessitate a substantial volume of soil off-hauls.

We believe our current application balances the trade-off between parking needs and other factors such as volume of soil removed, off-haul impacts, visual impacts, fire access and tree removal impacts.

Based on concerns expressed by the Planning Commission with respect to off-haul impacts, in comparison to the prior application, in the current application, the number of parking spaces has been maintained (214 spaces) though in a modified configuration, but the amount of off-haul has been reduced from 140,300 cubic yards to 128,800 cubic yards.

#### Community Benefit

Further below, this Justification Letter addresses community benefits related to human services, town integration, improved on-site circulation, enhanced fire access, enhanced emergency access, improved vehicle and bicycle safety, reduction of vehicle trips, and energy and healthy environment improvements (See Section VII herein). The new community will provide an appealing and inviting place for people to continue to live in Los Gatos while not being burdened or isolated by home ownership. This transition allows for desired housing to open up and attract new families to the area to participate in schools and civic life.

In addition to the onsite community benefits previously identified, Front Porch is seeking opportunities to leverage its existing capabilities to provide services to the broader community. To that end, Front Porch has recently purchased 142 S. Santa Cruz. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along

with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. See Appendix F for additional information on these Front Porch Programs. Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting, and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer. We are in conversations with the Los Gatos Foundation for Older Adults to Thrive to determine how best to leverage, utilize and/or integrate the services offered at 142 S. Santa Cruz Avenue with the Foundations' efforts to create a multi-generational Community Center. It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

---



#### **IV. Summary of Key Attributes of Proposed Project**

The proposed rebuild project involves the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include a total of 187 independent residential apartments plus up to 24 residents in the supportive care wing. The project, a Continuing Care Retirement Community (CCRC), 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 aged 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services. These proposed services would be similar to the use offered in the previous community. An estimated 120 full time equivalent (FTE) employees would be anticipated with the project; this is commensurate with the number of employees onsite prior to the closure of the facility in late 2019.

Site improvements would include on-site amenity areas, an enhanced fire access (loop) road, parking, new landscaping, a variety of energy efficient and sustainable interior and exterior building elements and improved emergency access.

Parking for residents, staff, and visitors would be provided within a new structure which would include 40 standard, non-tandem parking spaces of which approximately 17 would be near the garage entrance and the balance on the main parking level. All surface parking is proposed to be eliminated, improving fire circulation. Sponsor is proposing to increase the parking capacity to 214 spaces by implementing a 24/7 valet parking service.

Approximately 77% of the site would remain as open space, which is greater than 75% under the existing permit condition. The project site layout, building orientation and articulation, use of open space and building materials have been designed to focus on being visually compatible with the surrounding area and to inspire a natural biophilic environment.

Site improvements would require demolition of all existing site improvements. The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

As described in the paragraphs that follow, the project would fully comply with all applicable Town General Plan Goals and Policies, as well as applicable standards and guidelines established by the Municipal Code.

## V. Current Improvements / Current Residential Planned Development Approval

Los Gatos Meadows, a CCRC owned and operated by Sponsor, was originally developed as a CCRC, and opened in 1971. The objective then, and now, is to provide seniors with a place to age in place, living independently in the Los Gatos Community.

The site is currently developed with 10 residential buildings, which include a total of 205 independent residential apartments and support care units. The facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. There are 130 existing parking spaces onsite (85 within the existing structure and 45 surface parking spaces) and staff and visitors also use nearby neighborhood street parking, leased commercial space parking, and a public parking lot due to lack of parking availability on-site.

In March 1968, the Town of Los Gatos adopted Ordinance NO. 938, which rezoned the 10.84 project site to Residential Planned Development (R:PD). In 2018, the R:PD Ordinance was amended (Ordinance 2273). The Town Code 29.80.120 provides that amendments to a PD approved both prior to and after the adoption of this Division may only be considered under this Division and its provisions and must meet the requirements set forth in the amended Ordinance. A R:PD ordinance was in effect prior to the adoption of the amendments to the Town's PD regulations in 2018; that prior ordinance will continue to apply. However, as part of our request to rebuild the existing Los Gatos Meadows facility, Sponsor seeks a new Planned Development permit. While our current PD Permit remains valid, per Section 29.80.120 of the Town Municipal Code, we recognize the need to update the permit to reflect our desire to rebuild on the current site<sup>2</sup>. The site's proposed density of 17 dwelling units per acre is below the General Plan's maximum density limit of 24 dwelling units per acre allowed for the site<sup>3</sup>. The term "dwelling units" relates to independent residential apartments, not to the supporting care units, consistent with the interpretation of dwelling units under the original PD Permit. A comparison of the proposed project to the existing PD permit conditions is provided in Table 1 below.

---

<sup>2</sup> Section 29.80.125 of the Town Municipal Code states that any change in the activities conducted on, or any new construction in such PD or RPD zone, is subject to the regulations of this division.

<sup>3</sup> The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. According to the existing entitlement (adopted by Ordinance No.938 on March 4, 1968), the project site has an allowed maximum density of 24 dwelling units per acre. As such, the 10.84-acre site would allow for up to 240 dwelling units. Further, General Plan Housing Element Policy HE-1.2 Multi-Family Housing Densities, encourages builders to develop projects on multi-family designated properties at the high end of the applicable development range.

---

<b>Table 1: Comparison of Planned Development (PD) Permit Conditions</b>		
<b>Permit Condition</b>	<b>Original 1968 PD Permit Condition</b>	<b>Proposed Rebuild Project</b>
<b>Site Coverage</b>	25%	23%
<b>Dwelling Unit Density</b>	18 units per acre	17 units per acre
<b>Total Number of Residential Apartment Units<sup>4</sup></b>	184	187
<b>Total Units Permitted</b>	222	211
<b>Open Space</b>	75%	77%
<b>Building Setbacks from property line<sup>5</sup></b>	Front: 20'-0" Side: 15'-0", 27'-0" Rear: 15'-0"	Front: 34'-10" Side: 40'-10", 60'-0" Rear: 32'-11"
<b>Parking<sup>6</sup></b>	111 parking spaces	40 non-tandem spaces, 214 total spaces with implementation of a 24/7 valet parking program.
<b>Height<sup>7</sup></b>	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-6 stories with below grade space for parking, storage and mechanical. Heights vary between 59'-0" and 97'.
<b>Architecture</b>	Residential	Residential

<sup>4</sup> 184 units is the number of residential apartment & cottage units allowed; total unit count including skilled nursing beds permitted is 222 total units.

<sup>5</sup> Minimum building setbacks are not specified under the 1968 entitlement. Table 1 includes setbacks under the current and proposed condition.

<sup>6</sup> Prior to closure, Sponsor utilized a valet parking service, and a portion of vehicles were parked in a tandem configuration. Sponsor is proposing to increase the parking capacity to 214 spaces by implementing a valet parking service. At 214 spaces, the ratio of parking spaces to total units permitted is 1.0 versus a similar ratio of 0.50 for the original 1968 PD.

<sup>7</sup> At the main entrance, the proposed elevation (in feet above mean sea level) is 488.0 in comparison to existing elevation of 491.2 (3.2 feet lower); the terrace level of the proposed project is at an elevation of 505.0 in comparison to the existing elevation 512.8 (7.8 feet lower).

## VI. Analysis of Specific Project Attributes

The project is expected to provide numerous benefits to the community. Furthermore, in response to comments from the Town from the prior application, we have provided additional information on several specific attributes of the project. This section is organized into the following subsections:

- A. Relationship to Hillside Design Standards and Guidelines
- B. Building Massing, Open Space and Views
- C. Building Materials
- D. Building Heights and Visibility
- E. Landscape Character
- F. Distances to Immediate Neighbors
- G. LEED Certification
- H. Parking
- I. Height of Retaining Walls
- J. Fire Safety

### A. Relationship to Hillside Design Standards and Guidelines (HDS&G)

In 2008, CDAC noted that the HDS&G *are not directly applicable to this site*, but requested that the site be rebuilt in the spirit of the HDS&G. The spirit of the HDS&G is best defined by the Vision Statement found in the bullets of the introduction in the HDS&G, page 6:

- Maintains the existing open, wooded, rural character;
- Is in harmony with the natural setting;
- Conserves landforms and other features of the natural landscape;
- Preserves wildlife habitat and movement corridors; and
- Protects and preserves viewsheds and the ridgelines of the mountains.

While the project site is not within the Hillside Zone, the spirit of the HDS&G is integrated into the project by incorporation of the following:

- The buildings step up the hillside so that the building mass responds to the topography of the site.
  - Breaking the project into individual buildings of varying heights with space between each building allows the community to best achieve a residential scale to fit within the open, wooded setting.
  - Selecting a muted and varied natural toned palette of exterior materials allows the project to harmonize with the natural setting.
  - Minimizing the overall construction footprint with compact building forms and the placement of all parking underground allows for an exceptionally efficient site coverage ratio, thereby maximizing the retention of undisturbed sensitive landforms and native vegetation.
  - Replacing an obsolete land/building plan with a new community of lesser overall footprint, enhanced storm water management systems, state-of-the-art building
-

- materials/systems, and sufficiently scaled underground parking will minimize impacts to wildlife habitat and movement corridor.
- Stepping the buildings into the hillside, minimizing the dimensions of the Town-facing buildings, investing in saving existing trees per the arborist plan, and presenting a carefully developed scale to the Town, residents, and visitors will preserve viewsheds and have no impact on hillside ridgeline profiles.

In 2008, the CDAC also requested that the buildings step with the hillsides. To this end, and in keeping with the spirit of the Hillside Guidelines, the proposed Ground Level is three feet lower than existing, which serves to minimize the impact on the community when viewed from Town. Furthermore, by placing all parking underground and with buildings grouped above and around green roof courtyards, the resulting compact footprint of the community minimizes the disturbed area of the special hillside setting. Additionally:

- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.
- The increased distance to the neighbors and loss of the two buildings along the east side of Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy.

*B. Building Massing, Open Space and Views*

- New buildings are designed as a series of separate buildings surrounding courtyards rather than a monolithic building mass. This design breaks up the massing visible from public vantage points in Town. Additionally, the building facades step in and out to eliminate the potential for a large unbroken facade.
  - The overall development footprint is smaller than the existing building footprint; the buildings closest to the neighboring properties have been pulled back to create greater physical distance between buildings.
  - The design protects the oak woodland at the rear of the site thus respecting the spirit of the Town's hillside and tree preservation policies; to achieve this, greater heights are necessary to achieve a similar number of units.
  - The massing of the new community steps up the hillside and, as a result, the buildings at the rear of the site will not be visible from the Town below. In addition to the buildings stepping up the hillside, individual buildings also respond to the views from the Town by pulling the top floor of the buildings back from the façade facing the Town to reduce the impact on the views from the Town. See *Section D. Building Heights and Visibility*.
  - The distance between many of the existing buildings is 15 – 24 feet; separation between new buildings varies between 23 – 38 feet with a few buildings placed even further apart. This allows for views to be created between the buildings to the hillside. These views do not exist today.
-

- Airflow and breezes up and down the hillside will be facilitated by these breaks between buildings.
- The utility of the open space for residents in the courtyards is improved in part due to the dimensions of the Village Green and Town Square and in part due to the elimination of the existing “light well” that is currently situated near the proposed Village Square.
- There is a *visual and experiential quality* to the design that is articulated through the building placement and open space layout. This quality is best expressed by:
  - Better views extending out from all directions so that the natural setting and environmental systems are brought into and integrated with the building clusters;
  - Orientation of the six (originally eight) villas respects the natural setting. The villas are surrounded by either the Village Green or Town Square where residents can come together as one community to interact, socialize or to simply enjoy the site environs;
  - The absence of long-term surface automobile parking spaces facilitates a greater visual focus on the oak woodlands and the surrounding landscape; and,
  - The creation of varying open spaces accommodates a wide range of activities, from large areas for large group gatherings to smaller, more intimate spaces cultivating individual passions, and reinforcing the feeling of a community.

### C. Building Materials

The materials used on the building facades have been selected based on their ability to blend with the natural setting and minimize the visual impression of the building heights. Qualities of materials important to emphasize:

- Materials are darker in tone to blend with the natural environment of the hillside and trees, moving from the current, reflective color palate to one that is visually absorptive.
- The colors vary with natural browns, greens, and tans to evoke a natural palette of soft colors, which mimic their natural setting.
- The materials vary in type both horizontally and vertically along the facade to help break up the mass of the building.
- Stone is used at the base of the building facing Los Gatos to root the building in the natural landscape.

### D. Building Heights and Visibility

Aesthetically and architecturally, the heights of buildings are varied based on their

---

location in relationship to visibility from Town, neighboring properties, and site topography.

- Building heights are varied to create more architectural/visual interest and variety when viewed from publicly visible vantage points. The variation created by individual villas reflects a more residential character rather than an institutional character conveyed by a single structure with long, unbroken roof lines.
  - Building units and heights are sized to provide greater “independent” living space.
    - Market research has shown that larger units with usable balconies are most desired. The square footage that can fit into the Town’s residential or commercial height limit(s) would either result in one long uninterrupted building mass, or far fewer units. We believe that the view of one continuous building when viewed from the Town or from neighboring properties does not fit the spirit of the Hillside Development Standards and Guidelines or the character of Los Gatos. In senior living communities, a minimum number of units are necessary to provide operational efficiencies, programming, and a sense of community; the project is at the lower end of this critical number. Reducing the number of units neither works operationally or socially, nor does it meet with the intent of providing a similar number of units that existed prior to closure.
    - Unit configurations and corresponding heights allow for appropriate COVID-19 protective measures. The smaller, but taller buildings (with fewer units in each building) vs a long continuous shorter building are better suited in a post-COVID world for several reasons:
      - Fewer residents use the same common elevators: the design includes an elevator for every building. This allows buildings to be separated functionally, providing for fewer residents in any single building and allows the units to become the place where residents can self-quarantine.
      - Most units have usable balconies, providing residents a place to be outside during a pandemic, thus providing natural ventilation and mental/emotional relief from quarantine restrictions.
      - The increased square footage of common space allows for multiple dining venues which are critical to allow for socially distanced dining.
  - The most visible building from public view is at the corner of Wood Road and Farwell Lane. It is one of the two shortest buildings on the site and is only 12 feet higher than the existing building in this location.
  - Heights of buildings above the terrace level vary from 3 stories to 6 stories. The height of the new terrace is 7 feet lower than the existing terrace which reduces overall building heights.
-

- Buildings along the front of the site visible from the Town are the lower 3 and 4 story buildings on all front facades, (though some step up to 6 stories away from the front façade).
- To minimize the number of stories visible from Town, buildings step down a story in height on the side facing Town. This means that the upper floors of the buildings are hidden from the views below, and only the shorter side is visible from the Town.
- The buildings in the back of the site are nestled into the hillside. Three of these buildings have two stories benched into the hillside. The roofs of those buildings are effectively one story above the access road immediately behind them.
- With the buildings stepped into the hillside only the top three floors of many of the buildings are visible from Wood Road above. The hillside behind these buildings continues to slope up so the roofs of the buildings are only slightly higher than the level of the access road above.
- The corners of the buildings have balconies which serve to erode the mass of the buildings when viewed from the Town. This results in the front elevation appearing narrower than actual dimensions.
- While the increased building height will affect what some neighbors will see, the buildings are not expected to cast shadows on neighbors nor materially affect their vistas.

*[Refer to current application plan sheets A406-A408, Visual Simulations for exhibits specifically related to the above comments].*

#### *E. Landscape Character*

The landscape character has been carefully articulated to highlight, enhance, and nurture a strong sense of community.

- The landscape builds on and celebrates the existing character of the site. The layout plan and corresponding plant palette have been carefully designed and selected to increase habitat benefits, improve water quality, and integrate with the existing horticultural character, creating a better environmental fit and fitness than exists today. It is what Sponsor has been referring to as “biophilia”.
  - The landscape creates a far superior environment for fire resistant conditions. Unlike existing conditions, the genus species, the location, and the landscape pattern will be designed for fire protection.
  - The landscape offers experimental value for the resident such as seasonal color changes, shade from the sun, and opportunities to pick an orange from a citrus tree.
-



---

#### *F. Distances to Immediate Neighbors*

Buildings are placed further from the neighbors than current buildings.

- The buildings closest to the neighbors are now set back much further from the adjacent, neighboring buildings.
  - The building closest to Wood Road would be 18 feet further away from Wood Road than the current Los Gatos Meadows buildings, thereby reducing the effect of the increased height. Also, the distance from the neighboring townhouses to the north of the improvements is 30 feet further than to the existing Los Gatos Meadows buildings.
- The two buildings along the east side of Farwell Lane (closest to Town) are to be removed and are *not* being replaced.
- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.
- The increased distance to the neighbors and the loss of the buildings along Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy. The combination of new trees and landscaping in the additional setback from the neighboring buildings will shield much of the new buildings when viewed from the neighboring properties.

#### *G. LEED Certification*

In 2008, CDAC indicated that the project should obtain Leadership in Energy and Environmental Design (LEED) certification. Since 2008, there have been many changes to environmental standards. As in many areas related to environmental regulation and stewardship, the State of California's environmental standards generally surpass those of many other regions of the country in terms of regulations, standards and practices related to sustainability. Notably, many of the policy goals of the California Green Building Code, as well as the mandatory code requirements, overlap with those of independent certification systems such as the LEED certification system. The project will be subject to the most recent and rigorous update to the Cal Green Code, the 2019 Cal Green Building Standards Code (effective Jan 1, 2020), or the standard code in effect at the time of project entitlement. The project is also subject to applicable communitywide greenhouse gas emission reduction measures in conformance with the Los Gatos Sustainability Plan.

The project has been designed to be highly responsive to site context and to some of the specific sustainability priorities of the Town.

- In line with the community wide goals of the Town Sustainability Plan, Green Building Certification may utilize either the GreenPoint Rating System or LEED. The GreenPoint Rating Checklist submitted with our development application package
-

clearly demonstrates that the project comfortably exceeds the required point totals for all five of the rating categories, including: Community, Energy, IAQ/Health, Resources and Water.

- As detailed above, the project adheres to the spirit of the Hillside Development Standards & Guidelines by minimizing site disruption and vehicle impacts, and use of compact, energy efficient building forms demonstrates a heightened commitment to sustainability and environmental goals on this sensitive site.
- A commitment to sustainable innovation is woven into the project in ways both subtle and apparent including the electric autonomous vehicle supplemental transportation system that will connect the community to the Town, a state-of-the-art care model for greater resident and staff satisfaction and health, noncombustible construction materials, and enhanced fire access and life safety systems that benefit both residents and surrounding neighbors.

Based on the sustainability components integrated into the project design, coupled with those elements required as part of the Cal Green Building Code, providing LEED certification would be both redundant, and prohibitively costly given third-party requirements to verify and monitor LEED compliance. In discussions with neighbors and potential residents, strong interest was expressed in recycling, access to natural light and energy efficiency. Accordingly, the design team has prioritized sustainability attributes that are not only compliant with the California Green Building Code but are also highly responsive to site context and the specific priorities of the local community. We are confident that our sustainability approach to the site achieves the overarching goals of the LEED program without triggering a redundant and costly certification process.

#### *H. Parking*

The current entitlement specifies 111 parking spaces for the 222 units permitted (parking ratio of 0.50). The current Planned Development application includes 214 parking spaces for the proposed total permitted unit count of 211 (parking ratio of 1.0), a material improvement compared to the existing parking ratio.

In order to achieve this higher ratio without requiring an expansion of the development pad, greater tree removal or substantially greater off-haul, Front Porch intends to operate valet service 24/7. This approach is consistent with the operational services provided by Front Porch at Los Gatos Meadows prior to its closure in 2019. Of the 214 spaces provided, 40 spaces are standard parking spaces. The balance of the parking includes 174 tandem parking spaces that would be managed under the valet parking program. The total number of spaces using both the standard, tandem and valet services would be well in excess of the 127 spaces required using the Town's convalescent home parking requirement; the requirement applied by the Town for this project.

The use of valet operations provides a reliable, efficient, and cost-effective means of reducing the number of accidents involved in parking operations (i.e., reduced vehicle-on-vehicle, vehicle-on-structure, vehicle-on-pedestrian incidents), thereby providing an additional level of safety for our residents. In addition to minimizing the physical impacts

---

on the site, valet services result in more frequent iterations with residents, providing opportunities to deepen the relationship between staff and residents. Also, in addition to assisting with parking, valet staff serve as additional general customer service resources and assist with securing and patrolling the property.

Valet service is consistent with the resident expectation and Front Porch's operating capabilities and provides uniform alignment with services previously offered. The use of valet services for continuing care retirement communities with structured, enclosed parking is a conventional operational practice perfectly suited for this type of continuing care community, as evidenced by the Vi at Palo Alto, arguably the most similar project to the proposed re-build project.

Details of our proposed valet parking program will be included in our Architectural and Site Application once our proposed Planned Development application is approved.

#### *I. Height of Retaining Walls*

Planning staff have requested that we provide greater justification for why our retaining walls will need to be taller than 5 feet. We have added sheet C103.1 to our resubmittal that illustrates detailed site sections with wall heights up to 24 feet to show that we are using grading to the extent practical to reduce wall heights. The walls in excess of 5 feet in height are required to create flat areas to provide bioretention and in some cases are required for the express purpose of reducing grading that would impact trees and otherwise undisturbed areas. Proposed walls are stepped with shorter walls under 5 feet adjacent to useable areas. The shorter walls incorporate planter pockets that will reduce the perceived scale of the taller walls and will include taller plants for additional screening.

#### *J. Fire Safety*

Sponsor has reviewed the Ad Hoc Wildfire Committee Report Action Items, as presented to Town Council on November 20, 2020. Fire safety and minimizing fire risk are one of the primary goals of the project as expressed in our Project Description, dated January 21, 2020. Based on the Ad Hoc Wildfire Committee Report Action items, the project is consistent with the five goals identified in the Ad Hoc Committee's Report related to minimizing the wildfire risks and impacts associated with those risks to the Los Gatos community, including:

- Emergency Communication
- Emergency Evacuation
- Roadside Fuel Reduction
- Open Space and Residential Land Management
- Emergency Partnerships

In furtherance of the above Wildfire Ad Hoc Committee goals, the Project Applicant has committed to assisting the Town in achieving its prioritization of the following action items:

- Maximizing the use of an emergency alert system to ensure that communication systems are fully utilized; the project would utilize technology platforms to ensure Los Gatos Meadows stays connected during possible emergencies.
- Increasing the use of social media platforms for emergency communications.
- Exploring additional non-cell/internet reliant emergency communication onsite (such as a siren system) in furtherance of enhanced emergency communication.
- Assisting SCCFD with their Ready, Set, Go Programs in Town.
- Assisting the Town by providing an additional alternative evacuation route via Farwell Lane and provision of a continuous loop road around the project site.
- Incorporating annually simulated evacuations within the Emergency Evacuation Plan once operational.
- Mapping private roadways within the project pursuant to the Roadside Fuel Reduction goal.
- Utilizing appropriate planting including fire retardant xeriscape plant species, particularly in recommended defensible spaces.
- In conjunction with residents, implementing an appropriate vegetation management plan.
- Assisting the Town with exploring partnerships with SCCFD fuels crews and defensible space inspectors.
- Assisting the Town with pursuing Firewise USA® site status to satisfy homeowner insurance requirements.

While not all actions noted above have been memorialized in Town policy, they were considered as part of the General Plan 2040 Update process, specifically the Hazards and Safety Element HAZ-2 Goal and corresponding policies. Because this Project was in the midst of preliminary design during the General Plan update process, these actions were contemplated as part of the overall project design, site layout, project features and elements and/or overall Project operations. The General Plan 2040 was subsequently completed and adopted on June 20, 2022.

Please also note that in responding to the direction of the Santa Clara County Fire Department, the project substantially improves the ability of Sponsor to execute an evacuation of the community. Furthermore, Front Porch has a strong track record of preparing for and executing wildfire related evacuations in Northern California.

---

## VII. Benefits to the Community

We believe the benefits of the project to the Los Gatos community are substantial, and critical in meeting the needs of the broader senior community.

The project would further the Town's **Human Services Element** by revitalizing Los Gatos Meadows and continuing its role as a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would provide a mix of different unit sizes and varying levels of care that respond to the needs of an active, aging community. The project would incorporate outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems.

The proximity to nearby stores and services, such as the US Postal Service, Old Town Los Gatos Shopping Center, and Los Gatos Theatre, provides residents with opportunities to participate in social, recreational, educational, and shopping activities all within a close distance. The dining area would include a demonstration kitchen for local restaurants to showcase their offerings on a rotating basis, facilitating greater **Town integration** with the Los Gatos Meadows community.

The project would result in no increase in the number of total units currently entitled or occupied up through September 2019. As a result, the project would not generate substantial new vehicle trips. There would be a modest redistribution of trips from Farwell Lane to Wood Road and Santa Cruz Avenue, though even with this redistribution, the level of service would remain at an acceptable level of service (LOS B). Furthermore, the project would **improve on-site circulation** and alleviate spillover parking experienced under the prior site plan by creating additional parking spaces and decreasing the need for on-street parking in nearby neighborhoods. Importantly, the project would **provide enhanced fire access** in the area for fire personnel/equipment for fighting on-site and nearby fires **and enhanced emergency access** for neighbors living uphill of the Meadows in the event that Wood Road is closed to access.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian-friendly connection to downtown Los Gatos. The **conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway**. The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site. The project would result in the construction of a parking structure that would include 40 standard parking spaces. If needed, by employing a valet parking service, the parking capacity in the parking structure could be increased to 214 parking spaces. Furthermore, the project would incorporate a dedicated area for fire access, which would be located on the western side of the property.

One of the extraordinary elements of the project is the planned implementation of an **autonomous vehicle alternative transportation solution along Farwell Lane** to enable a safe, convenient, and alternative means of transporting residents between the Meadows and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation solution.

While difficult to gauge precisely, the combined effect of facilitating pedestrian, bicycle and self-driving vehicles on Farwell Lane is expected to materially **reduce the number of total vehicle trips to and from the community.**

From an environmental perspective, the building design would provide a **more energy efficient and healthy environment** for prospective residents. Upgraded and energy efficient buildings would assist in further reducing the current carbon footprint by minimizing energy load, enhancing the number of large shade trees, modernizing energy operations/systems, increasing the amount of landscaped space, and improving irrigation efficiency.

Front Porch is in current dialog with the Los Gatos Foundation for Older Adults to Thrive (the "Foundation") to explore opportunities to utilize 142 S. Santa Cruz as a **hub of wellness, education, and engagement services for seniors in the broader community.** Front Porch has deep, relevant capabilities to serve as an effective partner with the Foundation in providing much needed services to local seniors.

---

## VIII. Request for Planned Development (PD) Entitlement

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

The project would not impair the integrity or character of the zoning district and would not result in any additional independent residential apartments, additional supporting care units nor additional staff. The operations of the Project would have hours and staffing consistent with the most recent prior use and would result in an estimated 120 full-time equivalent (FTE) employees. As noted above, proposed site coverage, unit count, open space and parking are all consistent with the current PD permit in place today (refer to Table 1). Project building heights have been articulated to protect views from adjacent properties ensuring compatibility with the neighborhood.

The project would not be detrimental to public health, safety, or general welfare. The project would provide state-of-the-art health care services for residents who would have access to health care facilities, open 24/7, to ensure consistent and reliable care. The project would have a dedicated fire access road, located on the western side of the property, improving fire access to the entire site, which would improve safety on-site. Because the project is a rebuild of the prior use, it will also include an updated Emergency Preparedness Plan (EPP) and evacuation plan to address the new facilities and ensure a safe environment for all residents and staff, commensurate with Sponsor's Risk Assessment Policy. In compliance with Sponsor's Risk Assessment Policy, these two plans already exist for the prior facility, but would be updated in accordance with the applicable federal, state, and local requirements in effect at the time of building occupancy.

The project would result in the reconfiguration of the existing "exit only" driveway, located on Broadway, and would convert the driveway into a pedestrian and bicycle lane, thereby creating safer conditions for pedestrians and bicyclists, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This would provide for safer modes of transportation between the project site and downtown Los Gatos. The project would ensure that seniors have convenient access to social and medical services, commercial areas, and transportation by providing on-demand shuttle and/or car service to the residents.

The proposed uses of the project would be in harmony with the various elements and objectives of the General Plan 2040 and the purposes of the zoning ordinance. As discussed above, the project is consistent with several of the aspects of the Los Gatos General Plan 2040 (refer to Appendix A). The project is consistent with the Town's Environment and Sustainability element and would implement best practices both in design and operations through the adoption of biophilic design principles and sustainable design measures to best fit into the unique site while minimizing initial and ongoing environmental impacts. In addition to this, the site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today.

---

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. In addition, the proposed CCRC would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain a part of the community. We believe that the project will be a tremendous asset to the Town of Los Gatos, extending the historical legacy of quality residence and care to the broader senior community. In consideration of all the points outlined above, we welcome your review and appreciate your timely consideration of our request.

As per Town Planning Division Staff request, we have provided an analysis of how the project meets the findings required to grant a Planned Development Ordinance request as detailed in Section 29.80.095 of the Town Code. Given its length, this analysis is included as Appendix B to this letter.



## **IX. Justification**

For all the many reasons articulated in detail throughout this letter (and appendices hereto), the rebuild project would be both essential and desirable to the Los Gatos community.

The rebuild project furthers the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunities for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The feedback on the proposed uses of the project from local prospects and neighbors and local leadership has been very positive. The 187 independent residential apartments would assist in the implementation of the Town's 2023-2031 Housing Goals for facilitating housing opportunities and removing barriers to the production of housing (though flexible development standards) for seniors. The project would provide a mix of different size apartments and varying levels of care and amenities that respond to the needs of the active, aging community found in the Town of Los Gatos. The functional site layout, floor plans, and site architecture have been specifically designed to align with the local market, providing larger apartments and on-site amenities desired by seniors.

We are confident that you will find the proposed uses of the project to be in harmony with the various elements and objectives of the General Plan 2040, the purposes of the zoning ordinance and in concert with the feedback we have received from our extensive outreach to the Community. The project would implement best practices both in design and operations through the adoption of biophilic and sustainable design measures to best fit into the unique environs of the site while reducing environmental impacts. Our rebuild project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today and would not exist in the absence of the project.

---

Finally, the project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. The rebuild project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

Respectfully,



---

Francesco J. Rockwood  
Rockwood Pacific Inc.  
Applicant on behalf of Front Porch

**Appendix A**  
**Los Gatos General Plan 2040 Related to Project**

*2023-2031 Housing Element Update (March 2024):*

HE-2.7 Senior Housing

Support development and maintenance of affordable senior rental and ownership housing and continue to work with existing senior lifestyle living and assisted living facilities in Los Gatos. Encourage a variety of senior living options including downsizing and step-down independent ownership housing.

HE-3.2 Flexible Development Standards

Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as live/work housing (permitted with a CUP), and micro units (in existing housing units), to allow housing to adapt to the needs of the occupants.

*Land Use Element (from Los Gatos General Plan 2020):*

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.

LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures and should blend rather than compete with the established character of the area.

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.

*Community Design Element (from Los Gatos General Plan 2020):*

CD-1 Preserve and enhance Los Gatos' character through exceptional community design.

CD-1.1 Building elements shall be in conformance with those traditionally in the neighborhood.

CD-1.2 New structures, remodels, landscapes and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.

- CD-1.3 Buildings, landscapes, and hardscapes shall follow the natural contours of the property.
- CD-1.4 Development on all elevations shall be of high equality 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.
- CD-2 To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.
- CD-3.2 Street and structural lighting shall be required to minimize its visual impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.
- CD-3.5 All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.
- 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.
- CD-4.5 New development shall promote visual continuity through tree planting, consistent use of low shrubs and ground cover.
- CD-4.7 Landscaping plans should maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.
- CD-7 To preserve the quality of the private open space throughout Los Gatos.
- CD-7.1 Maximize quality usable open space in all new developments.
- CD-7.3 All residential developments shall include private open space in proportion to the building size.
- CD-15 To preserve the natural topography and ecosystems within the hillside area by regulating grading, landscaping, and lighting.
- CD-15.4 Hillside landscaping shall be designed with the following goals in mind: a. Minimizing formal landscaping and hardscape. b. Siting formal landscaping and hardscape close to the house. c. Following the natural topography. d. Preserving native trees, native plant and wildlife habitats, and migration corridors.

CD-16 Promote and protect view sheds and scenic resources.

*Racial, Social, and Environmental Justice Element:*

RSEJ-1.6 Welcoming Town: Promote Los Gatos as a welcoming, safe, and inclusive community regardless of age, ability status, and socio-economic status.

*Mobility Element:*

MOB-2.12 Downtown Pedestrian Environment. Support pedestrian upgrades to sidewalks and connections between developments to create a more walkable downtown.

MOB-4.5 Consider Special Populations. Plan for the needs of people with disabilities, seniors, and children when designing trail facilities and bicycle and pedestrian facilities.

MOB-5 Support a non-driving Los Gatos by reducing reliance on the automobile and promoting alternative modes of transportation.

MOB-5.1 Prioritize Non-Driving Transportation Modes. Prioritize the use of non-driving transportation modes such as walking, bicycling, transit, a shuttle system, and other forms of personal mobility that are energy conserving and non-polluting.

*Environmental and Sustainability Element:*

ENV-1.1 Scenic Resources. Require design review to prevent developments that, due to their site location and massing, block views from roadways and public spaces in the surrounding hillsides.

ENV-1.4 View Corridor Protection. Encourage the protection of key view corridors as described in the Hillside Development Standards and Guidelines to preserve the natural landscape and views of the surrounding hillsides.

ENV-2-1 Tree Protection. Ensure tree removal and replacement during development is consistent with the latest in tree conservation standards to support the Town's Arbor Day Foundation status as a Tree City USA.

ENV-2.3 Landscape Design. Continue to update landscape design guidelines for development consistent with Biological Resources goals and policies. Landscape Design should promote the implementation of native species, drought tolerant species, and fire-wise plants and designs, including in hillside areas and future planning areas.

ENV-4.1 Ecosystem Protection. Protect and enhance public and private open space ecosystems in Los Gatos.

- ENV-4.3 Habitat Management. Encourage management of private open space areas, agricultural land, and residential gardens as habitat that supports wildlife in a way that enhances that habitat, reinforces natural wildlife management, and is consistent with open space plans.
- ENV-5.1 Use Native Plants. Require all development to use native plants or other appropriate non-invasive plants that are indigenous to Los Gatos and Santa Clara County to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat.
- ENV-5.2 Special Status native Plant Species Protection. Require public and private projects to protect special-status native plant species.
- ENV-6.1 Prevent Damage from Development. Development shall not damage riparian areas, wetlands, and intermittent or ethereal streams.
- ENV-7.1 Protecting Wildlife. Ensure that public and private projects shall not significantly deplete, damage or alter existing wildlife habitat or populations.
- ENV-7.2 Coordination with State and Federal Agencies. Coordinate with the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and other appropriate agencies to protect wildlife species and habitats.
- ENV-7.5 Nesting Sites. Conserve nesting sites in new development and within existing development unless a mitigation plan is approved.
- ENV-7.10 Bird Safe Design. Require new development to increase bird safety by reducing hazardous building and architectural elements, and including bird safe and lighting design.
- ENV-7.11 Dark Skies. Require the design of building, street, landscape and parking area lighting to improve safety, energy efficiency, protection of the night skies (dark sky protection), biological resources, and environmental soundness.
- ENV-8.1 Air Quality Standards. Federal, State, and regional air quality goals, policies, standards and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already in the proposed plans, shall be incorporated as conditions of approval.
- ENV-8.4 Electric Vehicle Infrastructure. Require installation of electric vehicle charging stations as a ratio of total required parking for new and redeveloped commercial, multi-family, residential subdivision, and condominium projects.
- ENV-8.9 Air Pollution Impacts During Construction. Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criterial pollutants.

- ENV-9.6 Energy Conservation and Renewable Energy use. Promote energy conservation in business and residential uses by encouraging installation of fixture and appliance upgrades, installation of solar panels, and other retrofits to existing structures.
- ENV-9.12 GreenPoint Guidelines. Continue to require that all remodeled homes and new home construction comply with the adopted GreenPoint Guidelines to reduce GHG emissions reduction.
- ENV-9.15 Sustainability Plan Requirements. Continue to require that all new and remodeled developments incorporate sustainable building practices and site design methods as listed in the Sustainability Plan.
- ENV-10.4 Recycled-Content Construction Materials. Encourage the use of recycled-content construction materials in new construction that have low production energy costs for building materials, hard surfaces, and non-plant landscaping.
- ENV-10.7 Recycling Areas in Residential Developments. Require recycling and composting facilities in all new single-family and multi-family residential developments along with other waste-reduction resources.
- ENV-12.1 Evaluate Archaeological and Cultural Resources. Evaluate archaeological and/or cultural resources early in the development review process through consultation with interested parties and the use of contemporary professional techniques in archaeology, ethnography, and architectural history.
- ENV-12.5 Uncovered Cultural Resources. Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.
- ENV-14.1 Tribal Consultation. Require that local Native American tribes are involved early and often on potential disturbance, recovery, and preservation of tribal cultural resources, including development of strong consultation protocols with appropriate Native American tribe(s), as required by California Senate Bill 18 and Assembly Bill 52.
- ENV-15.1 Erosion Control Plans. Require all new developments in areas subject to soil erosion and slippage to provide an effective erosion control plan to minimize soil erosion. The erosion control plans shall be implemented prior to construction operations and maintained throughout the construction process.
- ENV-15.2 Minimize Grading. Require grading permits to ensure that the grading of slopes and sites proposed for development will be minimized.
- ENV-16.1 Avoid Water Contamination from New Development. Require all applicants to demonstrate that new development will not contaminate surface water and/or groundwater.

- ENV-16.6 Alternative Paving Materials and Designs. Encourage alternative paving materials and designs to limit driveways, parking areas, and parking lots in all zones. Examples include, but are not limited to, pervious paving material, and “ribbon strip” driveways, which have pavement in tire areas and grass or gravel in the middle.
- ENV-16.7 Parking Lot Drainage. Implement bioswales and other innovations so runoff from parking lots drain into landscaped areas and rainwater percolates into the ground.
- ENV-16.9 Stormwater Runoff. Reduce pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land use activities.
- ENV-16.11 Sustainable Landscape Practices. Support low water landscaping practices and limited artificial fertilizer and pesticide application on public and private properties.
- ENV-17.8 Low-Impact Development. Encourage Low-Impact Development (LID) measures to limit the amount of impervious surface in new development and redevelopment to maintain or increase the retention, treatment, and infiltration of urban stormwater runoff from pre-development conditions. LID measures should also apply to major remodeling projects and to public and recreation projects where possible.
- ENV-18.4 Residential and Noise-Sensitive Site Design Noise Consideration. Protect existing and proposed residential areas from noise by requiring appropriate site and building design, sound walls, a minimum landscape buffer of five feet, and/or the use of noise attenuating construction techniques and materials.

***Los Gatos Sustainability Plan (2012):***

- TR-1 Support for Pedestrians, Bicyclists and Transit. Promote walking, bicycling, and transit through the following:
- a. Require all new buildings, excluding single-family homes, to include a principal functional entry that faces a public space such as a street, square, park, paseo or plaza, in addition to any entrance from a parking lot, to encourage pedestrian foot traffic.
  - b. Require new projects, excluding single-family homes, to include pedestrian or bicycle through-connections to existing sidewalks and existing or future bicycle facilities, unless prohibited by topographical conditions.
  - c. Seek grant funding to establish a Safe Routes to School (SR2S) Program to increase student walking and biking trips.
  - d. Design and implement affordable traffic-calming measures on specific streets to dissuade Highway 17 cut-through traffic and attract pedestrian and bicycle traffic.
  - e. Implement transit access improvements through sidewalk/crosswalk safety enhancement and bus shelter improvements.
- GB-4 Solar Orientation. Require measures that reduce energy use through solar orientation



by taking advantage of shade, prevailing winds, landscaping and sunscreens.

- RE-5 Solar Ready Features. Where feasible, require that all new buildings be constructed to allow for the easy, cost-effective installation of future solar energy systems. “Solar ready” features should include proper solar orientation (i.e., south facing roof area sloped at 20 to 55 degrees from the horizontal); clear access on the south sloped roof (i.e., no chimneys, heating vents, or plumbing vents); electrical conduit installed for solar electric system wiring; plumbing installed for solar hot water system; and space provided for a solar hot water storage tank.
- EC-1 Energy-Efficient Appliances and Lighting. Require new development to use energy-efficient appliances that meet Energy-Star standards and energy-efficient lighting technologies that exceed Title 24 standards by 30 percent.
- EC-3 Energy-Efficient Outdoor Lighting. Require outdoor lighting fixtures to be energy-efficient. Require parking lot light fixtures and light fixtures on buildings to be on full cut-off- fixtures, except emergency exit or safety lighting, and all permanently installed exterior lighting shall be controlled by either a photocell or an astronomical time switch. Prohibit continuous all night outdoor lighting in construction sites unless required for security reasons. Revise the Town Code to include these requirements.
- EC-10 Heat Gain Reduction. Require all new development and major rehabilitation (i.e. additions or remodels of 20,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shade within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29, open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.
- WW-1 Water Use and Efficiency Requirements. For new development, require all water use and efficiency measures identified as voluntary in the California Green Building Standards Code, and consider more stringent targets. California Green Building Standards Code requirements include: 1) reduce indoor potable water use by 20 percent after meeting the Energy Policy Act of 1992 fixture performance requirements, and 2) reduce outdoor potable water use by 50 percent from a calibrated mid-summer baseline case, for example, through irrigation efficiency, plant species, recycled wastewater, and captured rainwater.
- WW-3 Bay Friendly Landscaping. Require new development to use native plants or other appropriate non-invasive plants that are drought-tolerant, as described in the Bay Friendly Landscaping Guidelines, available at [StopWaste.Org](http://StopWaste.Org) and

BayFriendlyCoalition.Org.

SW-3

Salvage, Recycled-Content and Local Construction Materials. Encourage the use of salvaged and recycled-content materials and other materials that have low production energy costs for building materials, hard surfaces, and non-plant landscaping. Require sourcing of construction materials locally, as feasible.

## **Appendix B Planned Development Ordinance Findings**

In the Planning Division Staff Technical Review Comment letter dated May 22, 2020, Planning staff requested the following:

1) Address in the letter of justification for the project how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code.

While the main body of this Justification Letter provides significant detail as to how the project meets the requirements of the PD Ordinance (refer to Section V of this Letter of Justification), the following describes how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code, as requested.

### **Sec. 29.80.095. - Findings.**

#### **(1) The proposed PD is in compliance with all sections of this division.**

The proposed rebuild project (or “project”) is in compliance with section 29.80.075 as it clearly meets the purpose and intent of the PD zone by enhancing and promoting the Town’s natural resources, maximizing open space *and* providing a public benefit to the citizens of the Town. The project will result in a slight reduction in the overall development pad, *increasing* the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD- 1, CD-4 and CD - 15, by preserving and enhancing Los Gatos’ character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area.

The project is in compliance with section, 29.80.080 of this division as it meets both the purpose and intent of this division and meets the following criteria: it provides a public benefit to the citizens of the Town, and is a property that has a current PD zone based on the combination of uses not otherwise permitted under the Town’s existing zoning Ordinance.

The project similarly is consistent with section 29.80.085 as it does not seek to deviate from general plan provisions, guidelines adopted by the Town Council, standards contained in any existing land use regulation or any other provision of the Town Code

otherwise applicable to the property except as otherwise provided for in section 29.080.095.

Finally, the project is in compliance with all the requirements set forth in section 29.080.090 as the PD application includes text and plans/figures and/or diagrams that demonstrate (1) compliance with all sections of this division; (2) conformity of the PD to the goals, policies, applicable land use designations(s) and standards of the general plan; (3) includes the characteristics existing on the property which warrant application of the PD overlay zone; (4) shows the distribution, location and extent of the land uses on the site, including open space; (5) includes the proposed standards and criteria by which development will proceed; (6) includes proposed deviations from the land use regulations and development standards applicable to the underlying zoning district; and (7) describes the public benefit of the proposal. Further, as noted in our Letter of Justification, the project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future.

However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved “development plan”. The Town of Los Gatos Municipal Code provides that the development plan must contain:

- \_ a land use plan locating all proposed uses, a tentative site plan,
- \_ schematic architectural elevations of all buildings and structures in relationship to each other,
- \_ a schedule for any phasing of development,
- \_ a tabulation of land area including the entire planned development,
- \_ the floor area of each occupancy,
- \_ the proposed number of off-street parking, and grading, soils and geologic information

Our project application includes each of these “development plan” requirements as documented in the full project application submittal.

**(2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.**

The project is in conformance with the applicable goals, policies and applicable land use designations(s) and standards of the Town’s general plan as described in this Letter of Justification and the Design Principles section of the Project Description.

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1 of the Letter of Justification. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

Further, though the project is not located within the boundaries of the Hillside Zone, we have made every attempt to meet the spirit and intent of the Hillside Design Standards and Guidelines as identified in Section IV. A of this Letter of Justification.

Where we do not meet the spirit of the guidelines (e.g. retaining wall height), we have identified why and how our deviations to this non-applicable standard are needed for this site (see Section IV. I of this Letter of Justification).

**(3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in [section 29.80.095\(4\)](#).**

The proposed PD is in full conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines. The project seeks no exceptions, variances or deviations/modifications from any Town goals, policies, regulations, standards or guidelines applicable to the project site.

**(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:**

**a. Housing with a minimum of forty (40) percent of the units affordable to households of very low, low, or moderate income; or**

**b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or**

**c. A development designed and sited to protect, preserve and enhance conservation and enrichment of hillsides, natural and/or historic resources, ridgelines, a tree or stand of trees, creek and riparian corridors, geologic hazard or fault zone, and open space; or**

**d. A project that maximizes open space**

Approximately 76.7% of the site would be open space, contributing to the visual compatibility of the surrounding hillsides as well as to create a natural environment for residents (see Section IV. B for additional discussion related to open space). The project results in a slight *decrease* in the overall development pad, increasing the amount of common open space available for all to enjoy.

**e. The proposed PD provides a public benefit to the citizens of the Town.**

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities.

The project would further the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility and ensures a safe environment for Los Gatos seniors. The proposed uses of the project would be essential and desirable to the community. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunities for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, including 17 supporting care units with sections specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian friendly connection to downtown Los Gatos. The conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway. The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site.

One of the extraordinary elements of the project is the integration of one or more autonomous vehicles and control systems deployed along Farwell Lane to enable a safe, convenient and alternative means of transporting residents between the project and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation.

In addition to the benefits outlined above, Front Porch anticipates leveraging its existing capabilities to provide services to the broader community. To that end, Front Porch has recently purchased 142 S. Santa Cruz. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. See Appendix F for additional information on these Front Porch Programs. Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting, and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer. We are in conversations with the Los Gatos Foundation for Older Adults to Thrive to determine how best to leverage, utilize and/or integrate the services offered at 142 S. Santa Cruz Avenue with the Foundations' efforts to create a multi-generational Community Center. It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

As consistently stated in our Project Application submittal and responses to Town staff comments thereto, the project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

## **Appendix C**

### **Project Compatibility with General Plan and Zoning Code**

#### Project Compatibility with Los Gatos 2020 General Plan

The project site has a General Plan land use designation of Medium Density Residential. The Medium Density Residential designation allows for multi-family residential, duplex, and/or small single-family homes and a maximum density of 12 dwelling units per acre. The proposed project would result in 17 dwelling units per acre, which is above the 12 dwelling units permitted for the Medium Density Residential land use designation. However, consistent with density bonus laws in the State of California, General Plan Action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for elderly households. Since the proposed project's residential uses would be restricted to seniors 62 years and older, it qualifies for the density bonus up to 100 percent. Therefore, the proposed 17 dwelling units per acre would be well within the 24 dwelling units per acre allowed for by the land use designation.

In accordance with the Town's General Plan 2020 Land Use recommendations, the project would also promote the appropriate use of local, native plants in its landscaping. The project would promote the efficient use of water and would minimize the amount of storm water runoff. Energy systems would be new, and thus offer the benefit of far more efficient systems than those currently in place. The project would result in a slight reduction in the overall development pad and would include tree replacement and retention/preservation of mature onsite trees, a Village Green area, and passive gardens to ensure aesthetic consistency with the surrounding hillside area. Finally, there are a number of features incorporated into the project design, including provision of a new loop road that will serve to improve fire safety and minimize fire risk.

Among other benefits noted above, the project would further the Town's General Plan by revitalizing the existing site into a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. In addition, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and entertainment and retail establishments.

***A more detailed description of how these goals/policies are incorporated into the project is included in below.***

#### **Housing and Health Services Elements**

The project furthers many of the Housing and Health Services plan element goals. The project would be consistent with Goal HS-8, by providing a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation. The project would further Policy HOU-5.3, to work with existing senior lifestyle living and assisted living facilities in Los Gatos and support the building of Los Gatos Meadows in a manner that includes a continuum of care facilities within the Town. The project would bring a new state-of-the-art CCRC, incorporating outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems. The project would further Health Services Goal HS – 9,



providing seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and retail and entertainment establishments.

### **Open Space, Parks and Recreation Element**

The current architecture, with its substantial concrete façades, is not harmonious with its surroundings, nor does it provide an inviting or healthy environment sought by the senior community. The site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today. This attention to design detail is consistent with Goal OSP-6 to consider the provision of open space in all development decisions, and both supports and reinforces Policies OSP 6.1, 6.3 and 6.4 which are all focused on consideration of health, welfare and public safety in the design of open spaces, including the effects on watershed areas, plant and wildlife habitat. The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy. The proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site while also maximizing views from the site to surrounding hillsides and across the valley. The peer review by the Town Architect was generally favorable and the project team has or will incorporate the design recommendations of this report into the project design. In addition, the project will include generous tree replacement and use of mature trees and a Village Green area, to ensure consistency with the surrounding hillside area.

### **Transportation Element**

The project would improve bicycle and pedestrian access for seniors to downtown Los Gatos and would improve vehicular traffic circulation at the project site. As a part of the project, Farwell Lane at Broadway, the exit-only driveway, would be closed to through traffic. Farwell Lane would be constructed into an improved pedestrian and bicycle connection, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This reconfiguration of Farwell Lane will further Transportation Policy TRA-5 by ensuring that project streets are safe for all uses, including drivers, cyclists, and pedestrians. The project is consistent with General Plan Policy TRA-13 and would provide adequate parking for the proposed uses, thereby minimizing impacts on surrounding residential neighborhoods. Previously, many staff members were forced to park on nearby residential streets due to the lack of on-site parking, which is a less than ideal situation for the neighborhood residents. Further, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology that will facilitate safe and reliable connections to Downtown Los Gatos. As such, the project would further the Transportation goal to provide transit services in the Town for seniors by incorporating autonomous vehicle technology for residents.

### **Community Design and Land Use Elements**

The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD-1, CD-4 and CD - 15, by preserving and enhancing Los Gatos' character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting

visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area. In addition, the proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site, while also maximizing views from the site to surrounding hillsides and across the valley, furthering the Town's Land Use Element. In addition, the project would be consistent with Policy LU – 1.3, and would incorporate high quality, well-designed, environmentally sensitive, and diverse landscaping.

#### Project Consistency with Zoning Code

The proposed project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future. However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved "development plan". The Town of Los Gatos Municipal Code provides that the development plan must contain:

- a land use plan locating all proposed uses,
- a tentative site plan,
- schematic architectural elevations of all buildings and structures in relationship to each other,
- a schedule for any phasing of development,
- a tabulation of land area including the entire planned development,
- the floor area of each occupancy,
- the proposed number of off-street parking spaces, and
- grading, soils, and geologic information.<sup>1</sup>

Our project application includes each of these "development plan" requirements.

As per the intent of the PD Ordinance, the PD zoning allows uses not ordinarily possible, only if the use and development are in compliance with the complete development plan. Further, all uses in the PD zone are permitted to the extent specified in the development plan<sup>2</sup>. All uses identified in the rebuild project, are in compliance with the current PD zoning permit approved by Ordinance NO. 938 in 1968.

As per the Municipal Code, any ordinance that would rezone land to a PD zone must incorporate the development plan<sup>3</sup>. In addition, changes in the approved development plan must be made by ordinance<sup>4</sup>. Planned Development overlay zones also include projects that i) provide a public benefit to the citizens of the Town, ii) are designed to preserve and enhance conservation and enrichment of hillsides and ridgelines, iii) produce affordable housing and iv) maximize open space.

The proposed project would also increase the amount of onsite open space from 75% to 77%, consistent with the prevailing Planned Development zoning overlay requirement, of maximizing

---

<sup>1</sup> Section 29.80.080 of the Town Municipal Code

<sup>2</sup> Section 29.80.110 of the Town Municipal Code

<sup>3</sup> Section 29.80.125 of the Town Municipal Code

<sup>4</sup> Section 29.80.145 of the Town Municipal Code

open space<sup>5</sup>. The open space would be controlled by topography, use of underground parking, and specific building location, in order to preserve and enhance the hillsides and ridgeline. The proposed project will also include a development plan that includes all the requirements provided.

The project would provide seniors with care housing that is subject to comprehensive statewide regulatory controls and oversight. The California Community Care Facilities Act and associated regulations establish a robust regulatory system relating to matters such as rates and refunds, personnel and administration, financing, admission agreements, and eviction proceedings. The project would not be subject to the Town's inclusionary housing requirements because state law prohibits local agencies from imposing rent controls on licensed residential care facilities for the elderly. (Health & Safety Code § 1569.147(b).) As a practical matter, it is not possible to operate a facility such as this under two different regulatory systems affecting rent and pricing. (See *Ocean House Corp. v. Permanent Rent Control Board of the City of Santa Monica*, 147 Cal. App. 3d 395 (1983).) However, the project would provide intrinsic housing benefits and it would not result in any housing impacts. Onsite employment and indirect demand for professional and other services is expected to be consistent with that of the existing care facility. Thus, the project would not contribute to any increased need for affordable housing in the community.

---

<sup>5</sup> Section 29.80.075 of the Town Municipal Code

## Appendix D

### Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Neighborhood Meeting 1	03/08/18	7:30-9PM	Los Gatos Meadows	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan(Toll House)	General introduction of intent to rebuild Los Gatos Meadows	Kicked-off neighborhood communications plan
Neighborhood Meeting 2	04/18/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Maria Ristow, Claire Leclair, Cathy Colgan	General introduction of intent to rebuild Los Gatos Meadows; similar material to first meeting	Kicked-off neighborhood communications plan
Neighborhood Meeting 3	05/03/18	7-8PM	Los Gatos Meadows	Karen Kurtz, Linda Iversen, Sue Fairley	Attendees interested in architecture and supplemental transportation options	Design team elevated analysis of supplemental transportation alternatives
Neighborhood Meeting 4	05/20/18	3-4PM	Los Gatos Meadows	John and Jean Richardson, Stanford Sticoney and 3 other family members	Questions related to timeline, storm drainage, and fire risk	Resolved current storm drain issue and initiated planning to mitigate fire risk through brush removal
Focus Groups (3 Sessions)	10/2/2018 10/3/2018	Varies	Toll House	36 older adults participated in 3 sessions. Participants were drawn from the local area. Participants were promised confidentiality.	Sensitive to how various attributes or requirements may drive cost, supplemental transportation system very important, limited enthusiasm for LEED certification but recycling and energy efficiency important, limited enthusiasm for facilitating non-residents/non-guests on campus, preference for larger, more spacious units, recommendation to minimize long corridors, preference for multiple dining venues and ample on-site amenities such as fitness center, walking trails, access to town, casual dining, library, coffee shop, and access to on-site support care.	Design team made applicable refinements to concept plan
Neighborhood Meeting 5	12/06/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Matt and Marlena Hood and friend, Mike Wasserman	Question about timing, policy related to relocation of existing residents, impact on visibility to neighbors above, use of solar panels and roof color, impacts on traffic (with specific concerns about summer traffic), site security during closure, parking, noise impacts and construction parking. Requested advance notifications of all construction work that could affect access. Some residents on Wood Road would prefer that Farwell Lane continue to support regular vehicle traffic. A video summary of the meeting was posted at: <a href="https://vimeo.com/278024461">https://vimeo.com/278024461</a>	Feedback informed further refinement to concept plan. With regard to Wood Road traffic impacts, design team is prioritizing minimizing errant trips up Wood Road past the main entrance, and more importantly, further prioritizing the supplemental transportation system to convert more trips to autonomous vehicle, pedestrian or bike trips. Also, currently planning to include solar panels.
Neighborhood Meeting 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow, Jamie Garcia & Friend, Irving & Evelyn Mitsunaga	Questions about Wood Road traffic, availability of Wood Road for evacuation, potential impact of project on housing element, and recommendation to deploy goats to further reduce fire risk. Request for copy of facts and figures table.	Confirmed that project not expected to affect housing element. Planning to deploy goats on property this spring; planning to make commitment to make Wood Road available for evacuation during emergencies.
Neighborhood Meeting 7	03/05/20	7-8PM	Los Gatos United Methodist Church	None	General heightened sensitivity due to COVID-19 may have been a factor in suppressing turnout.	Produced and circulated video update; available at Covia/Los Gatos Meadows website <a href="https://covia.org/los-gatos-meadows/">https://covia.org/los-gatos-meadows/</a>
Neighborhood Meeting 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire Leclair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Green roof (Fred), Solar (Julie), incline elevator (Fred), security current through construction (Matt), views from 135 Wood and story pole modification request (Julie), visualization from 100 Wood Rd (Matt), Condo v. CCRC (Julie), fire evacuation (Matt), parking for construction (Fred), construction traffic (Matt)	Provided advance notice of intent to seek modification to Town's Story Pole Policy
Public Hearing - Story Pole Exception Request	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	No public comments; council members discussed merits and concerns regarding proposal	Consideration for request for fewer poles continued to future council meeting (subsequently withdrew modification request)

## Appendix D

### Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
NOP Meeting	02/25/21	7-7:15PM	Zoom Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Matt Hood inquired about availability of video recording of the NOP meeting	
Neighborhood Meeting 9	08/09/21	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris I chien	Comments and questions related to: clarify visual impacts (during and after construction), number of expected truck trips, construction hours, placement of parking, project schedule, emergency circulation and clarification of employee break area	Updated FAQ's in response to questions.
City Council Public Hearing - Story Pole Exception Request	10/19/21	7-10PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Julie Southern, Esther Grant and Andrew Ghofrani)	Frank Rockwood and Mark Falgout stepped through request. No public comments; council members discussed merits and concerns regarding proposal as well as addressed policy in general	Request was granted to use flags versus netting with condition of using 2 rows of flags.
Neighborhood Meeting 10	01/10/22	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris I chien, Victor Ceron, Laura Worthington-Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Southern, Cathy Colgan, Maria Ristow, Andrew Ghofrani, Michael and Kimberley Wasserman, Omari and Kavita Bouknight, Cindy Slain	Comments and questions related to: massing, visualizations (from specific neighbors on Wood Road and Tate & Main Street), Farwell Lane use for pedestrians, construction hours and traffic route, access to vineyard above Los Gatos Meadows, solar panels, undergrounding, PG&E lines, TV antennae tower, color of roof and buildings	Project team to follow up with neighbors re: distribution of massing and additional details on building heights
Planning Commission	01/12/22	7-11PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris I chien, Victor Ceron, Laura Worthington-Forbes; Planning Commission and Town Staff (in advance of meeting, staff received letters from Ester Grant, Andrew Ghofrani, Niki Omadi, Julie Southern and Clare Southern)	Planning Commission primarily focused on massing and height, unit mix/positioning, off haul, trees and affordable housing/BMR.	Project was not recommended by Planning Commission; project team requested to go on to Town Council and developed options to be responsive to Planning Commission's concerns.
Neighborhood Meeting 11 / Town Hall	03/22/22	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris I chien, Mary McMullin, Laura Worthington-Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Hood, Cathy Colgan, Maria and Warren Ristow, Andrew and Fereshteh Ghofrani, Lee Fagot, Don Spare, Tom Rizol, Tom Picraux, Jean Ebrahimoun, Claire Wilson	Comments and questions related to the options proposed in response to Planning Commission's comments, and question from neighbor re: visualizations. We also ran a poll for support and had the following neighbors say they wanted to support the project: Irving and Evelyn Mitsunaga, Gillian and Mike Verga, Julie Ritter Southern, and Matt Hood.	Updated FAQ's in response to questions, and project team followed up with neighbor re: private view visualizations; considering using Farwell Lane for service vehicles.
Town Council Meeting	04/07/22	7-11:30PM	Zoom Meeting	Town Council members Hudes, Sayoc, Renni and Badame were present, council member Ristow abstained; town staff from planning and the attorney was present: Chris I chien presented and Frank Rockwood answered question; Catherine Somers and Fred Lester spoke in support	Questions and concerns were raised about height and massing and process.	Project was remanded back to Planning Commission with comments from Town Council
Neighborhood Meeting 12	10/24/23	7:00PM	142 S. Santa Cruz Ave.	Presenters: Frank Rockwood, Chris I chien, Mary McMullin; Other Project Team Attendees: Victor Ceron, Alex Gerasimov, Susan Rockwood; Attendees: Gillian Verga, Julie Ritter Southern, Marlena Hood, Cathy Colgan, Andrew Ghofrani, Fred Lester, Tom Picraux and wife, Richard Kelso, Brett Krasniewicz	Questions re: pedestrian traffic on Broadway, sufficiency of on-site parking, off haul volume, # of stories, # of tower cranes and autonomous vehicles.	Updated FAQ's.
Planning Commission	10/25/23	7:00PM	Town Chambers	Presenters: Frank Rockwood, Chris I chien, Mary McMullin; Commissioners: Jeffrey Barnett, Kathryn Janoff, Steve Raspe, Melanie Hansen, Susan Burnett; staff: Joel Paulson, Jennifer Armer	Confirming of need for service. Continuing concerns re: max building height, unit mix and visual impacts. Recommended meeting with CHHSC.	Scheduled follow-up meeting with CHHSC and the Foundation for Older Adults to Thrive Executive Committee.

## Appendix D

### Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
CHHSC	11/30/23	5:00 PM	Town Chambers	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin; Other Project Team Attendees: Laura Worthington-Forbes, Albert Villalta, Susan Rockwood; CHHSC Commission/staff: Jeff Blum, Eleanor Yick, Dick Conrad, Mary Badame, Lincoln Withrow, Ryan Baker	Home Match, Well Connected, classroom space and transportation would be valued services to the Los Gatos senior community. Flagged concern re: fire evacuation.	Coordinating with Front Porch senior management re: continued exploration of community services offerings.
Los Gatos Foundation for Older Adults To Thrive	12/04/23	1:00 PM	Los Gatos Library	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes; Foundation Executive Committee: Sandy Decker, Tom Picraux, Matthew Hudes; Alan Feinberg	Building new community center is high priority. While 142 S. Santa Cruz Ave. is not candidate for new community center (too small), it could be an ancillary location for community service offerings.	Coordinating with Front Porch senior management re: continued exploration of community services offerings.
Los Gatos Foundation for Older Adults To Thrive	03/12/24	2:00 PM	142 S. Santa Cruz Ave.	Project Team Participants: Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes; Foundation Members: Tom Picraux, Foundation President, Matthew Hudes; Vice-Mayor of LG and Foundation VP, Tim Lundell, Treasurer, Teri Hope, Committee Member, Alan Feinberg, Community Center Committee Chair, Eleanor Yick, Community Health & Sr. Srv. Comm. Chair and Initiatives & Publicity Committee Member, Skip Brewster, Community Center Committee Member, Ryan Rosenberg, Committee Member, Tylor Taylor, SASCC Exec. Dir. and Advisor to Foundation, Jeff Blum, Committee	Project team provided update re: status of rebuild application and overview of FP community services offerings with particular focus on HomeMatch. Foundation members generally interested in potential offerings that would support the broader community (i.e. availability of space in 142 S. Santa Cruz for programming, HomeMatch)	Tom provided follow-up letter and listing of West Valley Service Providers. Scheduled follow-up meeting with Foundation Executive Committee
Los Gatos Foundation for Older Adults To Thrive	05/23/24	12:15 PM	Los Gatos Library	Project Team Participants: Frank Rockwood, Mary McMullin, Laura Worthington-Forbes, Tracy Powell, Luke Barnesmoore   Foundation Executive Committee Members: Tom Picraux, Matthew Hudes, Sandy Decker	Project team provided update re: status of rebuild application and provided a deeper dive discussion of FP community services offerings with particular focus on HomeMatch	FP to launch analysis of adding HomeMatch offering with expectation that some HomeMatch personnel would be based in upstairs office spaces at 142 S. Santa Cruz
Town Council Meeting	6/18/2024	7-9PM	Town Chambers	Project Team Participant: Frank Rockwood; Town Council members Hudes, Renni, Badame and Moore were present, council member Ristow abstained; town staff from planning and the attorney was present	Frank Rockwood presented and answered questions as to why the FP visualization should be accepted in lieu of waiting for town to hire their expert; council members discussed issues like cost and timing and process of notifying neighbors; Stanford Stickney spoke in general support but stated concern about visualization sufficiently showing what buildings look like	Exemption request (to accept Arnold Imaging rather than use Town's to-be-selected consultant) unanimously approved
Los Gatos Foundation for Older Adults To Thrive	10/14/24	5-7 PM	In-Person	Project Team Representatives: Mary McMullin	Improved understanding of desired needs of seniors in the community.	Continued refinement of community benefit offering.
Neighbor Meeting 13	11/06/24	7PM	Zoom Webinar	Project Team Participant: Frank Rockwood, Mary McMullin, Laura Darling, Chris Ichien, Victor Ceron, Pete Hillan, Laura Worthington-Forbes, Mark Falgout, David Gates, David Hoglund, Soo Im, Jonathan Arnold; Neighborhood Participants: Andy Ghofrani, Bernd Neudecker, Brian Kiernan, Evelyn Mitsunaga, Julie Ritter, Lee Burghardt, Matt Hood, Dawn Phillips	Project team provided recap re: project status. Questions/comments re: to elimination of incline elevator, Farwell Lane access, visualizations, hazardous materials removal, handrail on Farwell Lane, permit status, and numerous questions clarifying building heights.	Updated FAQs; follow-up mtg. w/ neighbors on Wood Road re: visualization

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
10/23/2017	Meeting with Town Attorney and Planning	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Barbara Schussman
2/7/2018	Meeting with Fire Department	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout
2/27/2018	Open House 1 Invitation	Neighbors	Letter	[Sent to neighborhood distribution list]	Letter from Kevin Gerber
3/8/2018	Tour with Town Staff	Town	Tour	Laurel Prevetti, Joel Paulson	Frank Rockwood, Kevin Gerber, Chris IChien, Eric Morley
3/8/2018	Open House 1 meeting	Neighbors	In-Person Meeting	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan (Toll House)	Frank Rockwood, Chris IChien, Eric Morley, Kevin Gerber, Ron Schaefer
3/8/2018	Resident Council 1 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Frank Rockwood, Chris IChien, Eric Morley, Kevin Gerber, Ron Schaefer
4/2/2018	Open House 2 Invitation	Neighbors	Letter/Email	[Sent to neighborhood distribution list]	Letter from Chris IChien
4/8/2018	Open House 2 Next Door Posting by Ristow	Neighbors	NextDoor		
4/13/2018	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan, Robert Mullan	Frank Rockwood
4/18/2018	Open House 2 meeting	Neighbors	In-Person Meeting	Julie Ritter Southern, Maria Ristow, Claire LeClair, Cathy Colgan	Chris IChien, Frank Rockwood, Mark Falgout, Eric Morley
4/18/2018	Resident Council 2 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Chris IChien, Frank Rockwood, Mark Falgout, Eric Morley
4/23/2018	Tour with Council Member	Town	Tour	Barbara Spector	Chris IChien, Frank Rockwood, Mary McMullin, Eric Morley
4/23/2018	Meeting with Town Attorney	Town	In-Person Meeting	Robert Schultz, Joel Paulson	Bill Tobin, Frank Rockwood, Eric Morley, Barbara Schussman
4/24/2018	Open House 3 & 4 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood
4/30/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
4/30/2018	Meeting with Town Official	Town	In-Person Meeting	Monica Renn	Frank Rockwood
4/30/2018	Tour with Council Member	Town	Tour	Marico Sayoc	Chris IChien, Frank Rockwood, Diana Jamison, Eric Morley
5/1/2018	Open House 3 Next Door Posting by Ristow	Neighbors	NextDoor		
5/3/2018	Meeting with Toll House business	Organizations	In-Person Meeting	Fred Lester, Dave Lazzarini (at the beginning)	Frank Rockwood, Eric Morley
5/3/2018	Open House 3 meeting	Neighbors	In-Person Meeting	Kurtz, Fairey, Iversen (and Mike Vrevich resident)	David Gates, Chris IChien, Ron Schaefer, F Rockwood, Mark Falgout, E Morley
5/3/2018	Resident Council 3 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	David Gates, Chris IChien, Ron Schaefer, Frank Rockwood
5/3/2018	Meeting with Fire	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout, Eric Morley
5/3/2018	Meeting with Planning	Town	In-Person Meeting	Joel Paulson	Frank Rockwood, Mark Falgout
5/4/2018	Tour with Council Member	Town	Tour	Rob Rennie	Chris IChien, Frank Rockwood, Kevin Gerber, Eric Morley
5/3/2018	Tour with Council Member	Town	Tour	Marcia Jensen	Chris IChien, Frank Rockwood, Mary McMullin, Eric Morley
5/4/2018	Meeting with Public Works	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Mark Falgout, Eric Morley
5/4/2018	Tour with Mayor	Town	Tour	Rob Rennie	Chris IChien, Frank Rockwood, Kevin Gerber, Eric Morley
5/10/2018	Open House 4 Invitation	Neighbors/Organizations	Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood
5/17/2018	Emailed Director of Chamber of Commerce	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
5/20/2018	Open House 4 meeting	Neighbors	In-Person Meeting	John and Jean Richardson, Stanford Stickney and 3 other family members	David Gates, Chris IChien, Bill Tobin, F Rockwood, Mark Falgout
5/22/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/4/2018	Emailed Los Gatos Roasting Company	Organizations	Email	Teri Hope	Email from Frank Rockwood
6/4/2018	Emailed McCarthy Ranch	Organizations	Email	Joey McCarthy	Email from Frank Rockwood
6/4/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/10/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/11/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/15/2018	Meeting with Los Gatos Roasting Company	Organizations	In-Person Meeting	Teri Hope	Frank and Susan Rockwood
6/15/2018	Meeting with McCarthy Ranch	Organizations	In-Person Meeting	Joey McCarthy	Frank and Susan Rockwood
6/15/2018	Stopped Rural Supply Hardware	Organizations	In-Person Meeting	Ken Nelson	Frank and Susan Rockwood
6/15/2018	Stopped by Cucina Bambina	Organizations	In-Person Meeting	Met with receptionist (Izzy)	Frank and Susan Rockwood
6/15/2018	Stopped by The Spa - Los Gatos	Organizations	In-Person Meeting	Met with receptionist	Frank and Susan Rockwood
6/25/2018	Meeting with Time Out Clothing	Organizations	In-Person Meeting	Ginger Rowe	Frank and Susan Rockwood
6/25/2018	Meeting to review views of neighbor	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood and Chris IChien
6/26/2018	Call with Town Not City Representative	Organizations	Call	Rod Teague	Frank Rockwood
6/27/2018	Emailed UMC and Live Oak	Organizations	Email	Jennifer Murdock, Trudy Burling	Email from Frank Rockwood
7/13/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski	Frank Rockwood, Chris IChien
7/13/2018	Meeting with The Spa - Los Gatos	Organizations	In-Person Meeting	Patti Rice	Frank Rockwood
7/17/2018	Open House 5 & 6 Invitation and Open House 4 Video Link	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
7/18/2018	NextDoor Posting about video	Neighbors/Organizations	NextDoor		
7/19/2018	Meeting with Live Oak and LGUMC	Organizations	In-Person Meeting	Jennifer Murdock, Trudy Burling, Kathy Milnarich	Frank Rockwood and Laura Worthington-Forbes
7/20/2018	Email neighbor who reached out	Neighbors	Email	James Holtz	Email from Frank Rockwood
7/23/2018	Email meeting invitation	Organizations	Email	Ron Tate	Email from Frank Rockwood
7/23/2018	Email meeting invitation	Organizations	Email	Shelly Blanchard	Email from Frank Rockwood
7/24/2018	Call with Shelly Blanchard	Organizations	Call	Shelly Blanchard/Cucina Bambina	Frank Rockwood
7/24/2018	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester	Frank Rockwood
7/24/2018	Meeting with Jason Bogan	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
7/30/2018	Email from Maria Ristow	Neighbors	Email	Maria Ristow	Email from Frank Rockwood
8/1/2018	Email from Joe Pirzynski	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
8/28/2018	Announcement re: rescheduling Open House 5 & 6 and commencement of focus groups	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood
8/30/2018	James Holtz emailed re: focus group	Neighbors	Email	James Holtz	Email from Frank Rockwood
9/25/2018	Survey mailed to people in Town and vicinity	Neighbors/Vicinity	Letter	[Sent to neighborhood distribution list + mailing list for vicinity]	Brook Adams
10/2/2018	Focus Groups	Neighbors/Vicinity	In-Person Meeting	3 focus groups of about 12 each	Brook Adams
10/3/2018					
10/29/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Eric Morley, Chris IChien, Barbara Schussman
11/9/2018	Open House 5 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood
12/6/2018	Open House 5	Neighbors	In-Person Meeting	Julie Southern, Matt and Marlena Hood and friend, Mike Wasserman	D Gates, C IChien, A Pelley, F Rockwood, M Falgout, E Morley, M McMullin, L Darling
12/6/2018	Resident Council #5 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	D Gates, C IChien, A Pelley, F Rockwood, M Falgout, E Morley, K Gerber, M McMullin, L Darling
12/7/2018	Public Works Meeting	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Susan Rockwood, Mark Falgout
12/11/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson	Frank Rockwood, Eric Morley, Chris IChien, Mark Falgout
12/11/2018	Meeting w/Town Not City	Organizations	In-Person Meeting	Rod Teague	Frank and Susan Rockwood, Eric Morley, Chris IChien
12/12/2018	Meeting with Council Member Marico Sayoc	Town	In-Person Meeting	Marico Sayoc	Frank Rockwood, Eric Morley, Chris IChien
12/12/2018	Meeting with Council Member Steve Leonardis	Town	In-Person Meeting	Steve Leonardis	Frank Rockwood, Eric Morley, Chris IChien
12/12/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski, Catherine Somers	Frank Rockwood, Eric Morley, Chris IChien
12/13/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank and Susan Rockwood, Victor Ceron
12/13/2018	Meeting with Council Member Rob Rennie	Town	In-Person Meeting	Rob Rennie	Frank Rockwood, Eric Morley, Kiran Kaur
12/14/2018	Meeting with Council Member Barbara Spector	Town	In-Person Meeting	Barbara Spector	Frank Rockwood, Mary McMullin
12/18/2018	Email link to Open House 5 Video	Town/Org/Neighbors	Email	[sent to email distribution list]	Frank Rockwood
1/29/2019	Meeting with Council Member Marcia Jensen	Town	In-Person Meeting	Marcia Jensen	Frank Rockwood, Mary McMullin, Chris IChien
2/19/2019	Emails from Maria Ristow and Matt Hood	Neighbors	Email	Maria Ristow, Matt Hood	Frank Rockwood
2/21/2019	Phone Conversation with Rod Teague	Organizations	Call	Rod Teague	Frank Rockwood
2/22/2019	Emails with Fred Lester re: Oak Trees	Organizations	Email	Fred Lester	Frank Rockwood
3/15/2019	Meeting with Caroline and Marc Philippe	Neighbors	In-Person Meeting	Caroline and Marc Philippe	Frank Rockwood, Victor Ceron
3/15/2019	Meeting with Julie Ritter	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood, Victor Ceron
5/15/2019	Julie Ritter Emailed re: project status	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
7/8/2019	Email with Caroline Philippe re: ADU/vineyard	Neighbors	Email	Caroline and Marc Philippe	Frank Rockwood
7/25/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
8/5/2019	Conversation with John Richardson re: status	Neighbors	Call	John Richardson	Frank Rockwood
8/15/2019	Meeting with Joel Paulson and Laurel Prevetti	Town	In-Person Meeting	Joel Paulson, Laurel Prevetti	Frank Rockwood, Laura Worthington-Forbes, David Gates, Chris IChien
8/15/2019	Meeting with Catherine Somers from Chamber	Organizations	In-Person Meeting	Catherine Somers	Frank Rockwood, Chris IChien
8/15/2019	Open House 6 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris IChien; email from Frank Rockwood
8/17/2019					
9/24/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Abel Veloz	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester and his wife	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Senior Commission	Town	In-Person Meeting	Ann Andrews, Commission Members	Frank and Susan Rockwood
10/1/2019	Meeting with Julio Hernandez, SDA Church	Town	In-Person Meeting	Julio Hernandez, SDA Church	Victor Ceron
10/10/2019	Open House 6 at Toll House Hotel	Neighbors	In-Person Meeting	Julie Ritter Southern, Jaime Garcia & friend, Irving & Evelyn Mitsunaga, Maria Ristow	F Rockwood, M Falgout, D Gates, C IChien, V Ceron, V Troncosco, P Hillan



## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
10/14/2019	Response re: OH 6 Questions re: schedule and security and goats	Neighbors	Email	Maria Ristow, Julie Ritter Southern, Irving and Evelyn Mitsunaga, Jaime Garcia	Frank Rockwood
10/25/2019	Email Intro to New Neighbor	Neighbors	Email	Zane Rowe (bought Phillippe property)	Frank Rockwood
12/18/2019	Meeting with Town	Town	In-Person Meeting	Joel Paulson, Sally Zarnowitz, Jocelyn Shoopman	Frank Rockwood, Laura Worthington-Forbes, David Hance
2/6/2020	Site Visit with Town Staff	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Mike Weisz, Robert Gray, Corvell Sparks	Frank Rockwood, Victor Ceron, Chris Ichien, Vincent Troncoso
2/11/2020	Letter from Neighbor to Town Staff re: Broadway	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	NA
2/12/2020	Technical Review	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Bob Gray, Tracy Staiger	Frank Rockwood, Arch Pelley, Mark Falgout, Kimmy Chen
2/13/2020	Open House 7 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/5/2020	Open House 7 at Los Gatos United Methodist Church	Neighbors	In-Person Meeting	None	Frank Rockwood, Chris Ichien, Victor Ceron, Mark Falgout, David Gates
3/6/2020; 3/10/2020	Maria Ristow inquired re: Open House 7; response addressed possible alternatives to in-person meetings; communicated that Covia is targeting distribution of video summary in May; appreciative of goats	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
4/2/2020	John Richardson inquired re: status; resent February FAQ; communicated that Covia is targeting distribution of video summary	Neighbors	Email	John Richardson	Emails to/from Frank Rockwood
4/14/2020; 4/16/2020	Julie Ritter Southern inquired re: status; complained re: unsightly trash bin; appreciative of goats; responded that Covia is targeting distribution of video summary; committed to removal of unsightly trash bin	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
5/31/2020	Sent link to summary video to neighbors; updated Covia website with link to summary video	Neighbors	Email	[Sent to neighborhood]	Frank Rockwood
6/3/2020	Meeting with Town Staff	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Arch Pelley, Melissa Destout
6/3/2020	Meeting with Fire Department	Town	Video Meeting	Tracy Staiger, Kathy Baker	Frank Rockwood, Mark Falgout, Matt Lissak
6/7/2020	Zane Rowe acknowledged receipt of May 31st email; interested in meeting in person when things return to normal	Neighbors	Email	Zane Rowe	Emails to/from Frank Rockwood
6/10/2020	Meeting with Town Staff re: Land Use CEQA Path	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson, Robert Schultz	Frank Rockwood, Barbara Schussman, Laura Worthington-Forbes
6/11/2020	Julie Ritter Southern forwarded link to video to Justin Draa and Brend Neudecker; requested consideration of another in-person presentation	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
6/12/2020	Meeting with Town Staff re: Story Pole Visualization	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson	Frank Rockwood, Mark Falgout, David Gates, Melissa Destout
6/29/2020	Maria Ristow inquired re: status general and tagged trees behind 65 Broadway; tagged trees related to trimming project	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
6/29/2020	Margaret Bielski called about trees at 19 Clifton that appear to be marked for removal; understands that there is a proposal to add two units	Neighbors	Call	Margaret Bielski	Call to/from Frank Rockwood
11/17/2020	Open House 8 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/2/2020	Meeting with Council Member-Elect Maria Ristow	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/3/2020	Open House 8	Neighbors	Video Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire LeClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Frank Rockwood, Chris Ichien, David Gates, Victor Ceron, Laura Worthington-Forbes, Mark Falgout, Laura Darling
12/3/2020	Meeting with Council Member Marico Sayoc	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/4/2020	Meeting with Jocelyn Shoopman	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Mark Falgout, Laura Worthington-Forbes
12/9/2020	Meeting with Council Member Rob Rennie	Town	Video Meeting	Rob Rennie	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
1/11/2021	Letter from Neighbor to Town Staff re: Story Poles and Fire Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
1/12/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2021	Meeting with Council Member Matthew Hudes	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/12/2021	Meeting with Council Member Mary Badame	Town	Video Meeting	Mary Badame	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/15/2021	Letter from Neighbor to Town Staff re: Story Poles and Farwell Lane	Neighbor/Town	Letter_to_Town	Mark Regoli	N/A
1/19/2021	Letter from Neighbor to Town Staff re: Story Poles and View	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
1/19/2021	Town Council Hearing re: Story Pole	Town/Neighbors	Video Meeting	Matthew Hudes, Mary Badame, Jocelyn Shoopman, Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, David Gates, Laura Worthington-Forbes
2/1/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Bernd Neudecker	N/A
2/1/2021	Meeting with Julie Ritter Southern and Andrew Ghofrani	Neighbors	In-Person Meeting	Julie Ritter Southern (123/135 Wood Rd) and Andrew Ghofrani ( 121 Wood Rd)	Frank Rockwood, Chris Ichien, David Gates
2/2/2021	Julie Ritter Southern conveyed that Bernd Neudecker would be sending letter to staff	Neighbors	Email	Julie Ritter Southern (123/135 Wood Rd) and Berne Neudecker (109 Wood Rd)	Emails to/from Frank Rockwood
2/8/2021	Letter from Neighbor to Town Staff re: View and Building Height	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
2/8/2021	Tour with Council Member	Town	Tour	Matthew Hudes	Frank Rockwood, Chris Ichien
2/11/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
2/22/2021	Letter recap of meeting with Arn Andrews regarding Ad Hoc Wildfire Committee; Jocelyn Scoopman directed project team to incorporate contents of letter in updated Justification Letter	Town	Email	Arn Andrews	Laura Worthington Forbes
2/25/2021	NOP Meeting	Neighbor/Town	Video Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Frank Rockwood, Laura Worthington-Forbes
3/14/2021	Neighbor reached out about people cutting plants on property	Neighbors	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
3/18/2021	Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave reached out about construction start and length-concern of holistic tenant	Neighbor/Town	Email	Shayna Orr, Exec Asst for Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave	Frank Rockwood
4/22/2021	Letter to Neighbor re: Visualizations	Neighbor	Letter	Andrew Ghofrani	Frank Rockwood
4/28/2021	Emailed Visualizations from Ghofrani Property	Neighbor	Email	Andrew Ghofrani, Julie Ritter	Frank Rockwood
5/3/2021	Email to Neighbor re: project status and tree	Neighbor	Email	John Richardson	Frank Rockwood
5/12/2021	Communication with Neighbor about Trees - to be taken down 5/15/21	Neighbor	Email	John Richardson	Alex Gerasimov
5/15/2021	Communication with Town Council Member Who Reached Out For Update	Town	Email	Maria Ristow	Frank Rockwood
5/17/2021	Communication with Neighbor about Tree Taken Down - Neighbor Said Looked Great	Neighbor	Email	John Richardson	Alex Gerasimov
5/24/2021	Communication with Neighbor re: Visualizations from House	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
6/5/2021	Neighbor Reached Out Regarding Annual Clearing of Brush by 50 Clifton Ave.	Neighbor	Email	Michael Walton	Alex Gerasimov
6/14/2021	Communicate with Neighbor re: Request for Project Update	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
6/14/2021	Communication with Neighbor re: Upcoming DEIR Meeting 6/23/21	Neighbor	Email	Julie Ritter Southern and Andrew Ghofrani	Frank Rockwood
7/6/2021	Communication with Neighbor re: Upcoming Open House - Checking on Aug 9 Date	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
7/9/2021	Letter from Neighbor to Town Staff re: Septic Tank - DEIR	Neighbor/Town	Letter_to_Town	Peter Estes	N/A
7/11/2021	Letter from Neighbor to Town Staff re: Views - DEIR	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
7/11/2021	Letter from Neighbor to Town Staff re: on Wood Road - DEIR	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
7/12/2021	Letter from Neighbor to Town Staff re: on Wood Road - DEIR	Neighbor/Town	Letter_to_Town	Justin Draa	N/A

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
7/20/2021	Open House 9 Invitation	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris I chien; email from Frank Rockwood
7/21/2021	Letter from Neighbor to Town Staff re: Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A
8/9/2021	Open House 9	Neighbors	Video Meeting	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood	Frank Rockwood, Chris I chien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Alex Gerasimov, Victor Ceron, Mary McMullin
8/10/2021	Sent Link to Recording of Open House 9 To All Registered Neighbors, Whether They Attended Or Not	Neighbors	Email	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood, Cathy Colgan, Karen Kurz, Zane Rowe, Fred Lester, James Farwell	Susan Rockwood
8/19/2021	Neighbor Reached Out Regarding RV Parked on Clifton	Neighbor	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
8/26/2021	Neighbor Reached Out RE: Property Transfer	Neighbor	Email	Fred Lester	Frank Rockwood
10/11/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
10/12/2021	Communication with Neighbors re: Upcoming Oct. 19 Public Meeting	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris I chien; email from Frank Rockwood
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Esther Grant	N/A
10/19/2021	Town Council Hearing re: Story Pole	Neighbor/Town	Video Meeting	Matthew Hudes, Mary Badame, Joel Paulson, Sean Mullins Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, Chris I chien, Laura Worthington-Forbes (Ashley Snodgrass from California Story Poles was on the call but had to leave before the project was discussed).
11/16/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
12/1/2021	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
12/16/2021	Open House 10 Invitation	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris I chien; email from Frank Rockwood
12/23/2021	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Todd Johnson	N/A
1/1/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Mike Kennedy	N/A
1/5/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Chad and Laura Kutting	N/A
1/7/2022	Email to Neighbor re: Visualizations	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
1/10/2022	Open House 10	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Matt Southern, Andrew Ghofrani, Maria Ristow, Cindy Slain, Mike and Kim Wasserman, Gillian and Mike Verga, Omar and Kavita Bouknight, Cathy Colgan	Frank Rockwood, Chris I chien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Victor Ceron, David Gates
1/11/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Esther Grant	N/A
1/11/2022	Communication re: Visualization and Massing	Neighbor	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Niki Omadi	N/A
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Julie Southern	N/A
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2022	Planning Commission Meeting	Neighbor/Town	Video Meeting	Planning Commission and Town Staff (in advance of meeting, staff received letters from Ester Grant, Andrew Ghofrani, Niki Omadi, Julie Southern and Clare Southern)	Frank Rockwood, Mark Falgout, David Gates, Chris I chien, Victor Ceron, Laura Worthington-Forbes
1/28/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Claudia Galbo	N/A
2/1/2022	Communication with Neighbors Re: Questions Including Off Haul, Traffic, Farwell Lane, etc.	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Matt Southern, Andrew Ghofrani, Sean Lucq	Frank Rockwood, Chris I chien, Victor Ceron, Mark Falgout, David Gates
2/6/2022	Communication with Neighbor Re: Massing and Height and Next Open House	Neighbor	Email	Mike Wasserman	Frank Rockwood
2/14/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor	Letter_to_Town	Morgan Slain	N/A
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Marico Sayoc	Chris I chien

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Matthew Hudes	Chris Ichien
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Rob Rennie	Chris Ichien
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Mary Badame	Chris Ichien
2/28/2022	Letter to Town Manager re: Trespassing at LGM	Town	Email	Laurel Prevetti	Chris Ichien
3/3/2022	Email from Fire RE: Tour LGM re: Trespassing Issues	Town	Email	Eric Collins	Chris Ichien
3/4/2022	Communication with Neighbor/Town Council Member re: Update	Neighbor	Email	Maria Ristow	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter	Town	Email	Rob Rennie	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter	Town	Email	Marico Sayoc	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter and Meeting	Town	Email	Mary Badame	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter and Meeting	Town	Email	Matthew Hudes	Chris Ichien
3/11/2022	Open House 11/Town Hall Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/11/2022	Email to Neighbor re: Van	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/14/2022	Meeting with Chamber of Commerce	Organizations	Video Meeting	Catherine Somers	Frank Rockwood, Chris Ichien
3/21/2022	Email from Neighbor re: View	Neighbors	Email	Don Spare	Frank Rockwood
3/22/2022	Open House 11 / Town Hall	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Andrew Ghofrani, Maria Ristow, Gillian and Mike Verga, Cathy Colgan, Don Spare, Matt Hood, Tom Rizol, Jean Ebrahimoun, Claire Wilson, Tom Picraux, Irving and Evelyn Mitsunaga, Lee Fagot	Frank Rockwood, Chris Ichien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Victor Ceron, David Gates, Alex Gerasimov, Mary McMullin, Pete Hillen, Jason Galsatus, Emma Grenier Selvig
3/23/2022	Letter from Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/23/2022	Letter from LGM to Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/16/2022	Meeting with Council Member	Town	Video Meeting	Maria Ristow	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/24/2022	Tour with Council Member	Town	Tour	Mary Badame	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien, Victor Ceron
3/28/2022	Letter to Clifton Apt Neighbors re: Concerns	Neighbors	Email	Cathy Colgan, Don Spare	Frank Rockwood
3/28/2022	Letter from LGM to Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/28/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Irving and Evelyn Mitsunaga	N/A
3/29/2022	Meeting with Council Member	Town	Video Meeting	Rob Rennie	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/29/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Laverne Nolan	N/A
3/30/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Gillain Verga	N/A
3/30/2022	Meeting with neighbor re: visualizations	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates
3/30/2022	Meeting with Council Member	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/31/2022	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
4/5/2022	Town Council Hearing	Town	Video Meeting	Hudes, Badame, Rennie, Sayoc, Ristow (abstained), town planning staff and town attorney	Chris Ichien, Frank Rockwood (rest of team ready to answer questions as needed)
4/5/2022	Letter with Questions from Neighbor	Neighbor	Letter_to_Town	Dawn Phillips, Board of SDA Church	N/A
4/6/2022	Thank You to Neighbor Who Spoke In Support At The Town Council Meeting	Neighbor	Email	Catherine Somers	Frank Rockwood
4/6/2022	Thank You to Neighbor Who Spoke In Support At The Town Council Meeting	Neighbor	Email	Fred Lester	Frank Rockwood
4/6/2022	Communication with Neighbor with Questions	Neighbor	Email	Dawn Phillips, Board of SDA Church	Frank Rockwood
6/20/2022	Meeting to discuss "4290" fire requirements re: access roads and availability of Farwell Lane for fire access.	Neighbor	Call	Omari and Kavita Bouknight	Frank Rockwood
8/9/2022	Meeting with Council Member	Town	Call	Maria Ristow	Frank Rockwood, Chris Ichien
11/10/2022	Email from Justin Draa re: crime at LGM	Neighbor	Email	Justin Draa	Frank Rockwood, Alex Gerasimov

## Appendix E Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
11/11/2022	Follow up Email re: crime at LGM; request for update re: LGM status	Neighbor	Email	Julie Southern	Frank Rockwood, Alex Gerasimov
11/11/2022	Intro email from new neighbor at 50 Clifton; offer to keep eye out for crime	Neighbor	Email	Brett Krasniewicz	Frank Rockwood, Alex Gerasimov
11/28/2022	Letter re: Neighborhood Watch Set up	Neighbor	Email	Justin Draa	Alex Gerasimov
12/5/2022	Letter from Neighbors re: Support	Neighbor	Email	Irving and Evelyn Mitsunaga	Frank Rockwood
12/19/2022	Letter from Neighbor re: Chainsawing	Neighbor	Email	Julie Southern	Frank Rockwood
1/27/2023	Tour with Council Member	Town	In Person Meeting	Rob Moore	Frank Rockwood, Chris Ichien
2/7/2023	Letter from Neighbor re: Trees Being Taken Down	Neighbor	Email	Julie Southern	Frank Rockwood, Alex Gerasimov
2/21/2023	Sent Email Notifying Neighbors of Updated FAQs	Neighbor	Email	Julie Southern, Clare Southern, Matthew Southern, Andrew Ghofrani; Sean Mullin, Justin Draa, Bernd Neudecker	Frank Rockwood
3/24/2023	Tour with Council Member	Town	In Person Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
8/23/2023	Meeting with Town Staff	Town	In Person Meeting	Sean Mullin	Frank Rockwood, Laura Worthington-Forbes
10/24/2023	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
10/24/2023	Open House 12	Neighbors	In Person Meeting	Gillian Verga, Julie Ritter Southern, Marlana Hood, Cathy Colgan, Andrew Ghofrani, Fred Lester, Tom Picraux and wife, Richard Kelso, Brett Krasniewicz	Frank Rockwood, Chris Ichien, Mary McMullin, Victor Ceron, Alex Gerasimov, Susan Rockwood
10/25/2023	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
10/25/2023	Meeting with Council Member	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien
10/25/2023	Planning Commission Meeting	Town	In Person Meeting	Commissioners: Jeffrey Barnett, Kathryn Janoff, Steve Raspe, Melanie Hansen, Susan Burnett; staff: Joel Paulson, Jennifer Armer	Frank Rockwood, Chris Ichien, Mary McMullin
10/31/2023	Meeting with Council Member	Town	Video Meeting	Rob Moore	Frank Rockwood
11/6/2023	Meeting with Council Member	Town	Video Meeting	Rob Rennie	Frank Rockwood
11/15/2023	Call with Neighbor Re: Drones for Visualization	Neighbors	Call	Matt Southern	Frank Rockwood
11/16/2023	Notification of FAQ Posting	Neighbors	Email	Sent to 43 neighbors	Susan Rockwood
11/16/2023	Notification of FAQ Posting	Interest List	Email	Sent to 55 people on Interest List	Susan Rockwood
11/30/2023	CHHSC	Town	In Person Meeting	CHHSC Commission/staff: Jeff Blum, Eleanor Yick, Dick Conrad, Mary Badame, Lincoln Withrow, Ryan Baker	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes, Albert Villalta, Susan Rockwood
12/4/2023	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Executive Committee: Sandy Decker, Tom Picraux, Matthew Hudes; Alan Feinberg	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes
12/11/2023	Visualization Visit with Neighbors	Neighbors	In Person Meeting	Julie and Matt Southern	Frank and Susan Rockwood
1/29/2024	Visualization Visit with Neighbors	Neighbors	In Person Meeting	Julie and Matt Southern	Frank Rockwood, Jonathan Arnold
1/30/2024	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Laura Worthington-Forbes
3/12/2024	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Members: Tom Picraux, Foundation President, Matthew Hudes, Vice-Mayor of LG and Foundation VP, Tim Lundell, Treasurer Teri Hope, Committee Member, Alan Feinberg, Community Center Committee Chair, Eleanor Yick, Community Health & Sr. Srvc Comm. Chair and Initiatives & Publicity Committee Member, Skip Brewster, Community Center Committee Member, Ryan Rosenberg, Committee Member, Tylor Taylor, SASCC Exec. Dir. and Advisor to Foundation, Jeff Blum, Committee Member	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes
5/23/2024	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Executive Committee Members: Tom Picraux, Matthew Hudes, Sandy Decker	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes, Tracy Powell, Luke Barnesmoore
5/28/2024	Visualization Visit with Neighbors	Neighbors	Video Meeting	Julie and Matt Southern	Frank Rockwood
7/12/2024	Visualization Visit with Neighbors	Neighbors	Video Meeting	Julie and Matt Southern	Frank Rockwood
8/6/2024	Visualization Email with Neighbors	Neighbors	Email	Julie and Matt and Clare Southern	Frank Rockwood
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Rob Moore	Frank Rockwood
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Mary Badame	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Matthew Hudes	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
9/23/2024	Meeting with Chamber of Commerce	Town	In Person Meeting	Jennifer Lin	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
9/24/2025	Visualization Email with Neighbors	Neighbors	Email	Julie Ritter Southern	Frank Rockwood
9/24/2025	Visualization Email with Neighbors	Neighbors	Email	Andrew Ghofrani	Frank Rockwood
9/24/2024	Communication re: Fire safety issues for 57 Broadway and 110 Wood Road	Neighbors	Email	Dawn Philips	Frank Rockwood
10/30/2024	Meeting with Former Fire Official	Town	Video Meeting	Rob Stump	Frank Rockwood, David Gates, Laura Worthington-Forbes
10/31/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates, Jonathan Arnold
11/1/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Julie Ritter Southern	Frank Rockwood, David Gates, Mary McMullin

**Appendix E**  
**Listing of Communications**

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
11/6/2024	Neighbor Meeting 13	Neighbors	Video Meeting	Andy Ghofrani, Bernd Neudecker, Brian Kiernan, Evelyn Mitsunaga, Julie Ritter, Lee Burghardt, Matt Hood, Dawn Philips	Frank Rockwood, Mary McMullin, Laura Darling, Chris Ichien, Victor Ceron, Pete Hillan, Laura Worthington-Forbes, Mark Falgout, David Gates, David Hoglund, Soo Im, Jonathan Arnold
11/7/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates, Jonathan Arnold
11/7/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Julie Ritter Southern	Frank Rockwood, David Gates, Jonathan Arnold

Appendix F –Current Community Service Offerings of Front Porch

## About Front Porch

Proudly non-profit, Front Porch is dedicated to inspiring the spirit of community. From senior communities to affordable housing to important Community Services that reach beyond our walls, we support residents and older people nationwide.

### Front Porch by the numbers ...

**3,690** residents in senior living and active adult communities in California, Louisiana and Florida.

**3,400** residents in affordable housing communities in California and Arizona, where coordinators help residents access entitlement programs and local services.

**420** residents in skilled nursing care centers, with 57% receiving assistance through Medi-Cal.

**2,790** employees proudly serve residents and participants.

**16,000** participants nationwide through Community Services.

**\$1.5 mil** contributed last year through its philanthropic foundation, Front Porch Communities Foundation, to subsidize or pay monthly accommodation fees for long-term residents with limited assets.

### Front Porch community volunteering initiatives ...

- Clean beaches
- Knit hats for newborns
- Collect toys
- Serve meals to first responders
- Create stuffed animals for children
- Assist in schools
- Sew dresses for underprivileged girls
- Pack produce for food banks
- Fundraise for medical research
- Donate to animal rights causes, education, medical services and other social services
- Support veterans by fostering opportunities to gather and share experiences



## Front Porch Community Services ...



**Home Match** has connected 351 older people who have space in their homes with community members seeking affordable housing in the Bay Area.



**Market Day** hosts weekly farmers markets in neighborhoods, senior centers and affordable housing communities, serving 1,076 shoppers, subsidizing the cost of 85,844 pounds of produce and processing 1,472 EBT transactions in the past year.



**Ruth's Table** provides older people and those with disabilities an environment for creative exploration both online and in person in the Bay Area.



**Creative Spark**, a professional development program, in the past year, hosted 68 activities with 1,935 participants, fostering a better level of care for older people throughout California.



**Creative Aging Symposium** inspires hundreds of residents and other participants to find paths to rediscovery in conversation with innovative thinkers, musicians, artists, writers and scholars.



**Well Connected** brings together older people throughout the United States for classes, activities, conversations and support groups by phone or online every day of the year - 85% of participants feel more socially connected.



**Social Call** fosters friendships for more than 1,000 older people and volunteers across the United States through one-on-one, weekly virtual visits.



**Front Porch Center for Innovation and Wellbeing** fosters connection and wellness by providing the technology and playbook to remotely attend to the needs of residents living in affordable housing communities who experience depression, anxiety and loneliness.

## Appendix G–Current FAQ Document



# Los Gatos Meadows

---

A FRONT PORCH COMMUNITY

## Redevelopment of Los Gatos Meadows Frequently Asked Questions

April 2024

### Overview:

In January 2020, Front Porch Communities and Services (Front Porch), a non-profit provider of housing and services for older adults, submitted a proposal to rebuild Los Gatos Meadows, a senior living community that closed due to safety reasons in 2019. Based on feedback from the community, Front Porch is in the process of modifying this proposal. The proposed project would provide a community offering independent living and innovative care on a safe and modern campus, aligned with the Town of Los Gatos' long term vision.

As part of our commitment to work closely with the community and Town leaders to ensure a transparent and thoughtful proposal review process, the document below provides answers to frequently asked questions about the proposed project, including:

- Background
- Proposal summary and status
- Project timeline and information
- Construction impact
- Circulation, traffic and parking impact
- More information

Information is also available on the Los Gatos Meadows website at <https://frontporch.net/community/los-gatos-meadows/>. To learn more about Front Porch, visit <https://frontporch.net/>.

### Background:

#### Q1: What is Los Gatos Meadows?

A1: Los Gatos Meadows was developed in the 1970s as a Continuing Care Retirement Community (CCRC, now known as a Life Plan Community) for older adults, providing a continuum of care for people as they age. Although the facilities are currently not operational, the site is still zoned for senior living, which is the proposed future use.

#### Q2: Who owns the Los Gatos Meadows property?

A2: Los Gatos Meadows is owned and maintained by Front Porch Communities and Services (Front Porch), a non-profit provider of housing and services for older adults

headquartered in Glendale, California. Previously, Los Gatos Meadows was owned and operated by Covia, another California-based non-profit provider of senior living housing and services. Covia affiliated with Front Porch in 2021.

**Q3: Why is Los Gatos Meadows not currently operating as a senior community?**

A3: In early 2019, after completion of a rigorous facilities assessment, Covia (now Front Porch) concluded that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety risk to its residents and employees, due to possible wildfires and other concerns. Working closely with all Los Gatos Meadows residents, their families, our employees, neighbors, and the Town of Los Gatos ensured a thoughtful and smooth closing on Sept. 30, 2019.

## **Proposal Summary and Status:**

**Q4: What is being proposed?**

A4: Front Porch, a non-profit provider of housing and services for seniors, is proposing to rebuild Los Gatos Meadows as a Life Plan community (also known as a Continuing Care Retirement Community, or CCRC). The new Los Gatos Meadows community will provide innovative senior housing and care on a modern campus that ensures the safety and well-being of residents, employees, and neighbors. It will include sustainable, accessible, and state-of-the-art features that align with the Town of Los Gatos' long-term vision.

**Q5: What is a Life Plan community?**

A5: A Life Plan community (also known as a Continuing Care Retirement Community, or CCRC) is a model of senior living that provides people with degrees of support as they age, depending on their needs. Although a wide range of care and services are available to residents, it is not a medical facility. Life Plan communities differ from assisted living or medical care-based facilities in numerous ways. Residents in Life Plan communities join while they are able to live independently. Family members generally have little to no involvement in the decision to move to the community. Although residents may be downsizing from a single-family home, unit sizes are larger than that of assisted living. Overall, the focus of a Life Plan community is on providing residents with a new home and opportunities for a purposeful life rather than on care (although care is available as needed).

**Q6: Who will own and operate the proposed community?**

A6: Front Porch intends to continue to operate the proposed community and to retain full control of the property.

**Q7: Is Front Porch a for-profit entity?**

A7: No. Front Porch is a 501(c)3 non-profit organization. Along with market-rate senior living communities, it owns and manages affordable housing communities and provides community services for older adults nationwide. In addition, the Front Porch

Communities Foundation supports residents, employees, and programs. Among other support, the Circle of Friends fund allows residents who outlive their resources to be able to stay in their homes.

**Q8: Who is managing the proposed project?**

A8: Front Porch is overseeing the proposed project and has assembled a project team of professional services firms to assist them in designing, permitting and executing the rebuild project: Rockwood Pacific Inc. (development management services); Perkins Eastman (site planning and architecture); Kimley-Horn (planning and civil engineering); Gates + Associates (landscape architecture); and W.E. O'Neil (construction).

**Q9: How did Los Gatos Meadows engage the community through the design process?**

A9: The Front Porch project team has organized and participated in over 15 public forums and more than 75 meetings with community members, local businesses, neighbors, community groups and other stakeholders to gather public input to shape the project designs.

**Q10: What is happening currently to the buildings and grounds?**

A10: Since the Los Gatos Meadows facility closed Sept. 30, 2019, Front Porch has provided on-site property management and security, ensuring the campus remains safe from fire, trespassing, vandalism, and illegal dumping. In addition, ongoing maintenance has been provided as needed. Front Porch has erected a perimeter fence around the main campus and has posted no trespassing signs. We do not anticipate demolishing our existing facilities until we have been granted land use approval for the rebuild proposal.

**Q11: What is the current status of the proposal?**

A11: The project team previewed potential refinements to the re-development proposal with the Planning Commission at their October 25, 2023 meeting. At present, the project team is expecting to submit an updated formal application in early 2024. The initial application for re-development review for the Los Gatos Meadows property (110 Wood Road) was submitted to the Town of Los Gatos Planning Division on January 22, 2020. The project application and all related documents, including the Draft Environmental Impact Report, are available on the Town of Los Gatos website ([www.losgatos.com](http://www.losgatos.com)) and at <https://www.losgatosca.gov/2393/W>.

**Project Timeline and Information:**

**Q12: When are the next public hearings?**

A12: We do not yet have a date for the next public hearings. Once the updated proposal is submitted, it will be reviewed by the Planning Commission, likely sometime in 2024 followed by a Town Council hearing later in the year.

**Q13: If the project proposal is approved by the Town, what is the timeline for construction and opening?**

A13: Preparation of construction documents and permit approvals are likely to take at least another 18 months following the Town's action on the project. Construction is not expected to start earlier than late 2025 and is expected to run for approximately two and a half years from commencement. Depending on a number of factors, the community could reopen in 2028.

**Q14: What are the attributes of the current entitlement?**

A14: The Town of Los Gatos approved a conditional use permit (CUP) for the development of the current Los Gatos Meadows community in the late 1960's. The existing CUP granted approval for 184 independent living units, 38 nursing care units and 111 parking spaces.

**Q15: Is the property subject to Los Gatos Hillside Development Standards & Guidelines?**

A15: No, however the current iteration of the plan includes several attributes consistent with these standards and guidelines including an increase in open space, the elimination of cantilevered buildings, and the expectation to utilize natural materials with muted tones that will blend in well with the surrounding environment.

**Q16: What are the design goals of the proposed project?**

A16: Early on in the planning process, we established the following design goals, which we continue to maintain:

- Not to increase the number of apartments, care units or staff count.
- Not to increase the development pad footprint.
- To provide larger apartments and more amenities, in alignment with the local market.
- To be sensitive to visual impacts.
- To address the parking problem.
- To substantially improve fire safety.
- To establish best practices for sustainability.
- To restrict the auto exit onto Broadway.
- To improve integration with the Town of Los Gatos.
- And to contribute to the quality of the built environment.

**Q17: How many units are proposed in the design?**

A17: The current proposal includes 187 independent living units and up to 24 supporting care units.

**Q18: How does the proposed building footprint compare to the existing footprint associated with current improvements on the property?**

A18: The proposed development pad does not materially differ from the existing development pad and in fact is slightly smaller.

**Q19: How does the proposed design address visual impacts on the surrounding community?**

A19: Limiting the size of the development pad has numerous benefits; however, meeting the necessary scale economies without increasing the development pad does require taller structures than are currently located on the property. There is substantial change in topography from the front to the rear of the property. This topography change mitigates the visual impact of buildings located in the rear of the property.

The project team developed numerous exhibits to assist in gauging the visual impact of our proposed rebuild including cross sections and visualization from several key public areas. Furthermore, the project team previously erected story poles in compliance with the current story pole policy.

Despite these efforts, the project team appreciates that these efforts have not resulted in a clear picture of the visual impacts of the proposed project. Accordingly, it is the intent of the team to deploy additional visualization tools prior to future public hearings.

**Q20: How will the project improve parking from what it had been previously?**

A20: Underground parking will be sufficient for both residents and employees, reducing the need for street parking and improving the landscape and view.

**Q21: How does the proposal impact trees on the property?**

A21: The proposal includes a plan to add more trees to the landscape, bringing color and shade to the property. It incorporates a variety of species, many of them native to the area, which fit with the oak woodlands. Some trees and shrubs have been removed, mostly for fire prevention. Some additional trees would be removed during the construction process, but the overall plan preserves the oak woodland nature of the property and emphasizes the natural landscape.

**Q22: How does this project improve fire safety?**

A22: Our goal to increase fire safety has been particularly influential in guiding our development planning process. Along with removing dangerous tinder that could serve as fuel for wildfires, the proposal includes far better access for emergency vehicles and evacuation as well as buildings that are up to the most current safety codes.

**Q23: Will the project meet green building standards?**

A23: The project will meet or exceed the California Green Building Standards Code, which is more rigorous than other independent certifications. In response to community feedback, the project will incorporate recycling, ample natural light, energy and water efficiency, and other environmentally sound practices.

**Q24: What will be the color of the building rooftops?**

A24: To address sustainability goals, we plan to select a lighter roof color, though the new roofs would not be white like the roofs of the current buildings. Roof color and other design attributes are expected to be addressed in a future phase of the project.

**Q25: Will the project include solar panels?**

A25: Solar panels are one option under consideration. The use, placement, and configuration of solar panels, as applicable, are expected to be addressed during the architectural and site application review process.

**Q26: Will the project result in the undergrounding of PG&E lines?**

A26: The proposal does not address undergrounding of power lines. At an appropriate time, the project team intends to inquire with PG&E regarding the undergrounding of power lines and will plan to coordinate with interested neighbors on this matter.

**Q27: How will the proposal improve town integration?**

A27: The proposal includes recommendations and resources to make it easier for residents to access downtown businesses, community events and programs. In addition, Front Porch recently acquired the property at 142 S. Santa Cruz. After using this space as a staging area during construction, we will work with the Town and with local leaders and senior organizations to determine programs and services that will support older adults in the greater community.

**Q28: Will the project affect water pressure?**

A28: The project is not expected to affect water pressure in the area. As part of the project planning process, San Jose Water Company performed hydraulic analysis and confirmed that water pressure is suitable.

**Construction Impact:**

**Q29: If the project is approved, how long will the construction phase last?**

A29: Following the Town's action on the project, preparation of construction documents and permit approvals are likely to take at least another 18 months, after which construction is expected to run for approximately two and a half years.

**Q30: During what hours would construction occur?**

A30: In accordance with Town policy, all construction activities would be limited to the hours of 8 a.m. to 6 p.m. on weekdays and 9 a.m. to 4 p.m. on Saturdays. No construction is allowed on Sundays or holidays.

**Q31: What is the expected traffic impact related to construction off-haul?**

A31: In accordance with the current draft of Conditions of Approval, hauling of soil shall not occur during the morning and evening peak periods (between 7 a.m. and 9 a.m. and between 4 p.m. and 6 p.m.) and such hauling shall be subject to a traffic control plan acceptable to the Town.

The estimated net off-haul dirt volume is ~110,000 cubic yards. A combination of double bottoms, end dumps, and super dump trucks are expected to be utilized for this task. The average carrying capacity of each trip is 14 cubic yards; accordingly, the number of round trips is expected to be ~ 16,000. At roughly 200 loads per day, the duration of this



task is approximately four months. For outbound trips, trucks are expected to turn right onto S. Santa Cruz Avenue and head south on CA-17 and, as appropriate, turn around on Bear Creek Road. For inbound trips, trucks are expected to approach the site from the CA-17 exit onto S. Santa Cruz Ave.

**Q32: Does the contractor expect to utilize tower cranes?**

A32: Yes. The project team currently expects that the project will require two tower cranes during construction. The cranes are expected to be in place for approximately one year.

## **Circulation, Traffic and Parking Impact**

**Q33: What are the project plans for Farwell Lane?**

A33: The proposal plans for Farwell Lane to be rebuilt and widened (some portions would be widened from 12' to 26'). The current plan contemplates restricting use of Farwell Lane to pedestrians, bikes, an autonomous vehicle shuttle system, emergency access and extraordinary deliveries. The Santa Clara County Fire Department intends to utilize Farwell Lane as the primary access point to the property in the event of a fire. Though it is a private road, Front Porch intends to improve and operate Farwell Lane in a manner that would permit accessible use of this route by our neighbors in the event of an emergency.

**Q34: Will the project include sidewalk improvements on Wood Road?**

A34: Yes. The current draft Conditions of Approval require the installation of a sidewalk connecting the project to the intersection of Wood Road and S. Santa Cruz Avenue and construction of the necessary retaining wall(s), potential pedestrian crosswalk and associated ADA ramps for connectivity to the existing sidewalk on the south side of Wood Road.

**Q35: How will the proposed community affect traffic and parking in downtown Los Gatos?**

A35: The current plan includes the integration of one or more electric autonomous vehicles (similar in size to a golf cart) to be used along Farwell Lane to enable a safe, convenient, and alternative means of transport for residents between Los Gatos Meadows and Los Gatos retail, entertainment, and civil services, reducing traffic and parking demand. The autonomous vehicles are not expected to leave the Los Gatos Meadows property.

**Q36: After the project is completed, what is the expected impact on traffic?**

A36: The project is expected to result in a modest increase in the number of trips on Wood Road due to the change in the use of Farwell Lane, although we anticipate that the improvements to the parking conditions at Los Gatos Meadows will mean that overall there is less traffic than the community used to generate. The project further

mitigates its traffic impact by utilizing electric autonomous shuttles to connect residents to downtown without impacting parking demand.

A traffic analysis originally conducted in 2020 and updated in March, 2024 reports that the proposed rebuild would result in not more than an additional 42 cars per hour in or out which equates to less than one trip per minute. On Saturdays, the peak hour in-bound is 43 trips. This still equates to less than one trip per minute. The rebuild project is expected to result in a reduction in the number of peak hour trips in the mornings and evenings in comparison to baseline conditions.

## **More information**

### **Q37: How do I get updates and more information?**

A37: When available, updated information, including the current FAQ document, will be posted on the Los Gatos Meadows website at <https://frontporch.net/community/los-gatos-meadows/>.

If you have questions or would like to be added to our mailing list, send your name, mailing address and email address to Susan Rockwood ([susan@rockwoodpacific.com](mailto:susan@rockwoodpacific.com)). Please note that we currently do not have information about pricing and services. However, if you are interested in receiving this information when it is available, let us know.

### **Q38: How can I see planning and proposal documents?**

A38: The project application and all related documents, including the Draft Environmental Impact Report, are available on the Town of Los Gatos website ([www.losgatos.com](http://www.losgatos.com)) and at <https://www.losgatosca.gov/2393/W>.