



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 11/13/2024

ITEM NO: 3

DESK ITEM

DATE: November 13, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval of a Planned Development for Demolition of a Senior Living Community, Construction of a New Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, and Modified CEQA Checklist have been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Front Porch Communities. Project Planner: Sean Mullin.

REMARKS:

Exhibit 20 includes additional public comments received between 11:01 am, Tuesday, November 12, 2024, and 11:00 am, Wednesday, November 13, 2024.

EXHIBITS:

Exhibits previously received under separate cover:

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

Exhibits previously received with the November 13, 2024, Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Modified CEQA Checklist, dated September 24, 2024
7. April 5, 2022 Town Council Staff Report (with Attachments)

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 110 Wood Road/ PD-20-001 AND EIR-21-002

DATE: November 13, 2024

8. April 5, 2022 Town Council Addendum Report (with Attachments)
9. April 5, 2022 Town Council Minutes
10. October 25, 2023 Planning Commission Study Session Staff Report (with Exhibits)
11. October 25, 2023 Planning Commission Study Session Addendum Report (with Exhibits)
12. October 25, 2023 Planning Commission Study Session Minutes
13. Letter of Justification, dated May 31, 2024
14. Visual Renderings
15. Supplemental Community Engagement Letter, dated October 14, 2024
16. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, May 31, 2024
17. Public comments received between 11:01 a.m., Tuesday, October 24, 2023, and 11:00 a.m., Friday, November 8, 2024

Exhibits previously received with the November 13, 2024, Addendum Report:

18. Additional Visual Renderings
19. Public comments received between 11:01 a.m., Friday, November 8, 2024, and 11:00 a.m., Tuesday, November 12, 2024

Exhibits received with this Desk Item Report:

20. Public comments received between 11:01 a.m., Tuesday, November 12, 2024, and 11:00 a.m., Wednesday, November 13, 2024

Dear Town of Los Gatos,

I'm writing about the proposed *height* of the Meadows building. This height would significantly impact residents' views and alter our town's character as seen from downtown. The building's scale would be visible from many vantage points– a scale not understood by residents currently without storypoles or ample visualizations.

We must also consider the environmental and safety pressures of an *expanding* facility, especially in our hillside community that already struggles with traffic congestion and wildfire risk. Evacuation of the area is not unfamiliar (burned down in 1997 and evacuated in 2020) and it's crucial to assess how a larger development might further strain our community's safety resources and infrastructure.

While I understand state housing mandates, I urge the Town Council to work with Front Porch to reduce the Meadows building's height/ scale. A scaled-down structure or alternative designs could help preserve our town's character while addressing housing and safety concerns.

The Meadows' building will be updated– but it can be done in a manner that's safe, respectful towards neighbors and residents, and also make sense financially to developers.

Decisions made now will have a lifetime of impact.

Thank you for your consideration.

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Summary of requests

- 1. Reduced height, scale. This impacts town safety, fire risk, adjacent properties, and town character.*
- 2. Adequate visual representation for evaluation of impact*

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