

May 8, 2024

**Request for Exception to Story Pole Policy for Rebuild of Los Gatos Meadows
Planned Development Application PD-20-001**

Proposed Exception:

Front Porch understands that the Town Council has adopted a revised Height Pole, Flagging, Netting and Signage Policy for Additions and New Construction (“Story Pole Policy”). This policy was adopted on April 16, 2024, approximately two weeks after Front Porch re-submitted the Project Application for Los Gatos Meadows (resubmittal date: April 1, 2024). We understand that under the updated Story Pole Policy, buildings over 55 feet in height may now be exempt from the Story Pole Policy, but if an exemption is granted, the project must comply with the alternative/video rendering requirements in place of story poles.

In January 2024, prior to our April 1st, 2024 resubmittal, and to further assist in clarifying the visual impacts of the proposed reallocation of height and massing, Front Porch engaged the services of a professional and technically advanced visual simulation company. The visual simulations were prepared to evaluate, model and illustrate the potential impacts associated with the resubmittal on both public and private views of the neighboring properties most affected by redevelopment of the site. Given that our visual simulations were nearly complete prior to the Town Council taking action on the revised Story Pole Policy, we respectfully request that Council consider our request for an Exception and allow us to proceed with the use of the visual simulations prepared by our consultant using advanced computer modeling and digital imagery. The visual simulations are provided for your review at the following link:

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://frontporch.net/community/los-gatos-meadows/>.

Rationale for Proposed Exception:

As outlined in detail below, the project team for the rebuilding of Los Gatos Meadows believes it has met the intent of the Town’s Height Pole, Flagging, Netting and Signage Policy through the use of advanced digital visual simulations while minimizing undue increases in safety risks, nuisances, and further damage to existing structures through re-construction of story poles. Our professional visualization consultant was engaged in this effort, and the simulations completed

prior to Town Council's April 16, 2024, action on the updated Story Pole Policy. We are thus requesting an Exception from Section II G of the updated Policy, requiring that simulations be prepared by the Town's consultant.

Our rationale for utilizing our consultant's visual simulations are as follows:

- Front Porch's professional consultant was engaged in March, and nearly completed with their modeling efforts prior to the Council's April 16, 2024, action to update the Town's Story Pole Policy. As we understand from Town staff, the Town has yet to retain a list of qualified professional consultants to prepare visualizations. We have already submitted our response to the Town's initial technical review of our project application. Thus, the initiation and engagement of a third-party consultant would cause undue delay to our application review process currently underway.
- The digital visualizations conducted by our consultant utilize advanced software technology to assess the project's visual impacts using 3D modeling techniques. The model has the sophisticated capability of depicting how the project site is integrated into the surrounding context, including the project's relationship to site topography, placement/height of existing trees and surrounding buildings, and terrain geometry using the landscape plan, site survey & engineering, and photographs from key public & private vantage points. These visualizations render the most advanced, technically accurate means of assessing a project's visual impact(s) from selected vantage points. We welcome the Council's review of the visualizations, and the methodology/process our consultant utilized to prepare the visualizations as documented in our video (see link below).

The visualizations are available for Town Council review at <https://frontporch.net/community/los-gatos-meadows/> and will be demonstrated/shown at the Town Council meeting for the council members to review and consider prior to taking action on this Exception Request.