



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 06/23/2021

ITEM NO: 3

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DATE: June 18, 2021  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Provide the Public with an Opportunity to Give Verbal Comments on the Draft Environmental Impact Report (DEIR) for a Request for a Planned Development for a Senior Living Community on Property Zoned R:PD Located at 110 Wood Road. APN 510-47-038. **No action will be taken at this meeting.** Property Owner: Covia Communities. Applicant: Rockwood Pacific. Project Planner: Sean Mullin.

RECOMMENDATION:

Open and hold a public hearing to allow the public to provide verbal comments on the Draft Environmental Impact Report (DEIR).

PURPOSE OF THIS HEARING:

As required by CEQA, this public hearing is being held during the 45-day public review period for the DEIR for the proposed project which includes a request for a Planned Development for a senior living community. The Notice of Availability for review of the DEIR was released on May 28, 2021, with the 45-day public review period ending on July 12, 2021. This public hearing is an opportunity for members of the public to provide verbal comments on the completeness and adequacy of the DEIR. Written comments will be accepted until the close of the public review period that ends at 5:00 p.m. on July 12, 2021.

The DEIR is an informational document that informs the public and the Town's decision-makers of significant environmental impacts related to the proposed project. The DEIR also identifies ways to minimize potentially significant impacts to a less than significant level through implementation of mitigation measures. The DEIR will be considered by the deciding body in its review of the proposed project. The findings within the DEIR do not mandate a particular decision on the proposed project, and the DEIR does not act as a recommendation for the

PREPARED BY: Sean Mullin, AICP  
Associate Planner

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Reviewed by: Community Development Director

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

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PURPOSE OF THIS HEARING (continued):

proposed project. The proposed project may ultimately be approved, even if the DEIR discloses significant unavoidable impacts associated with the proposed project. Similarly, the proposed project may be denied, even if the DEIR finds that there are no significant impacts. A decision on the proposed project will be made based on the merits of the project and the record, including the DEIR.

This public hearing is not intended for consideration of the proposed project nor for the actual certification of the DEIR. The deciding body may not act on the merits of the proposed project until the Final Environmental Impact Report (FEIR) has been prepared. This public hearing is intended solely to allow the public an opportunity to provide verbal comments on the DEIR. Staff will not be responding to comments on the DEIR received during the public hearing. The responses to comments will be included in the FEIR.

NEXT STEPS:

Following the public hearing on June 23, 2021 and the close of the 45-day public review period on July 12, 2021, staff and the Town's Environmental Consultant will respond to all written comments and to the testimony received at this Planning Commission public hearing. The response to the comments will be provided in the FEIR, which will include any revisions to the DEIR necessitated by the comments that are received.

A public hearing for consideration of the FEIR and the proposed project has not been scheduled. The Town Council is the deciding body for the proposed project.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

EXHIBIT:

Previously received under separate cover:

1. Notice of Availability and DEIR

Note that the complete DEIR is also available online at:  
<https://www.losgatosca.gov/110WoodRoad>