

## Los Gatos Meadows Project Description

### Project Location

The project site is located in the Town of Los Gatos, California, on an approximate 10.84-acre site at the intersection of Wood Road and S. Santa Cruz Avenue. The street address for the property is 110 Wood Road, Los Gatos, CA 95030. The project site, Los Gatos Meadows, a Covia Community, is zoned as a Residential Planned Development (R:PD) and is designated by the General Plan as Medium Density Residential.

### Project Overview

The existing site development (referred to herein as “Los Gatos Meadows”) was approved on March 4, 1968 (Ordinance No. 938). The language of this ordinance, along with the Development Plan exhibits, grant approval for senior living development with the following attributes: 184 independent residential apartments and 38 supporting health care units in a series of structures ranging from one to four stories. The current site coverage ratio is 24.6%. Construction of the entry-fee, continuing care retirement community (Los Gatos Meadows) was completed in 1971. Los Gatos Meadows was licensed as a Residential Care Facility for the Elderly (RCFE).

Subsequent to its initial opening, several independent residential apartments were combined, and a portion of the health center was converted to assisted living and memory care. Finally, additional parking spaces were added along Wood Road, Farwell Lane and along the fire access road behind the property.

The Project Applicant is requesting a new/updated Planned Development (PD) to rebuild a state-of-the-art senior living community on a 10.84-acre site (the “Project”). The project would be restricted to seniors 62 years and older, and it is anticipated that the typical resident will be at least eighty years old. The project would result in the construction of eight, three to five story buildings rising from a ground level base containing the main building entry and reception, health center, and garage. The proposed residential buildings would be arranged around shared courtyards, and 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 residential apartments portion of the project would include 174 independent residential apartments in 334,574 square feet.<sup>1</sup> The average residential unit size for the project would be 1,440 square feet. The project would include a 20,588 square foot health center with 17 supporting care units specializing in assisted living care, memory care and respite care. In addition, the project would consist of 35,429 square feet of total amenity space (including fitness and dining areas) and 35,280 square feet for back of house and mechanical space. The project would include 91,827 square feet of parking space, with 77 standard parking spaces in the new structure.<sup>2</sup> The site coverage for the project is approximately 22.5%. The project will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services.

During the Conceptual Development Advisory Committee (CDAC) meeting, held in 2008, the committee members provided valuable feedback regarding: project compatibility with General Plan, building height and massing, architectural design, impact on trees, and construction impacts. Great care was taken in the discussion of these items with the committee members and the project has since been designed in accordance with the committee’s concerns. There have been several meetings with various Planning and Public Works Staff and the Town planning review consultants in order to clarify and confirm the proposed architectural concepts and treatment of off-site and on-site conditions, and to address specific technical

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<sup>1</sup> Figure includes area for circulation.

<sup>2</sup> Prior to closure, Covia utilized a valet parking service and a portion of vehicles were parked in a tandem configuration. If needed, Covia would be able to increase the parking capacity to 229 spaces by implementing a valet parking service.

challenges. In March of 2018, the project team hosted the first of seven neighborhood open house meetings at Los Gatos Meadows to inform neighbors about the rebuilding process and to solicit their input and feedback. During 2018 and early 2019, the project team met with each council member. Furthermore, in the spirit of community engagement and to commence the development of a “Town Integration” initiative, over the last year and half, the project team has conducted twenty in-person meetings with local businesses, associations and interest groups. Feedback from neighbors, council members and other community leaders included concerns and comments on building/site design and development processes, which were accounted for during the development of the current site plans. The project design reflects the concerns of not only the Town but also the broader Los Gatos community, to ensure seamless integration into the community. To this end, the rebuild project design has been thoughtfully designed in compliance with the Los Gatos 2020 General Plan and all applicable policies and municipal codes.

### **Existing Site**

The site is currently developed with 10 residential buildings, which include a total of 205 units<sup>3</sup>. 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. When the property was originally developed, there was significant grading due to the current two-level underground garage, as well as significant cuts, fills and retaining walls throughout the property.

Since the early 1970s, Los Gatos Meadows has been and continues to be a part of the hillside setting of Los Gatos. Its form and features are part of the landscape. Because of its location at the base of the hillside, the Los Gatos Meadows community is relatively hidden from all but very limited views. The current architecture, with substantial concrete façades, is not harmonious with its surroundings, nor does it provide an inviting or healthy environment sought by the senior community. The development of plans for the project has been focused on using environmentally appropriate design, utilizing the site’s topography and natural setting to create a synergy between the design and the hillside that does not exist today.

In February 2019, after undertaking a rigorous facilities assessment by a third-party firm on the condition and physical status of its buildings, Covia concluded that continuing operations of the 48-year+ old facility in its present form presented too great a risk to its residents to continue operations. Of the numerous conditions reviewed during the assessment, fire safety, compromised accessibility for fire response services, inadequate building systems, aging infrastructure and the accumulated risk of all other operational and structural factors combined, led to this decision. Thus, Covia immediately initiated a months-long closure and transition process to ensure that these risks would not cause harm to the residents of Los Gatos Meadows. As of September 30, 2019, all residents of Los Gatos Meadows had found new homes, with a vast majority of life care residents either moving to another Covia community or moving to another non-Covia community but retaining their life care contract with Covia. Covia initiated its wind down procedures and provided relocation and transition assistance in compliance with all applicable laws and regulations, and in a manner consistent with its philosophy of care and sensitivity to all residents and staff.

Though Covia has completed the closure process, Los Gatos Meadows continues to be staffed to provide on-going maintenance and to ensure security of the property.

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<sup>3</sup> The 205 count excludes two original independent residential apartments that were converted to a fitness center and marketing office, respectively.

To immediately assist in mitigating the existing fire safety issues, Covia 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 (see *Tree Protection/ Removal* section below for more details).

### **Zoning and General Plan Land Use Designation**

The site is zoned as Residential Planned Development (R:PD) and has a General Plan land use designation of Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. 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. The project proposes a density of 16 dwelling units per acre, which is well within the maximum allowed for the site under the existing General Plan land use designation and PD permit conditions (refer to Table 1, below).

| <b>Table 1: Comparison of Planned Development (PD) Permit Conditions</b>   |   |  |
|--|---|--|
| <b>Permit Condition</b>  | <b>Original 1968 PD Conditions</b>  | <b>Proposed Rebuild Project</b>  |
| Site Coverage  | 24.6% <sup>5</sup>  | 22.5%  |
| Maximum Dwelling Unit Density  | 18 units per acre   | 16 units per acre  |
| Total Number of Independent Residential Apartments <sup>1</sup>  | 184   | 174  |
| Total Number of Units in Health Center   | 38  | 17   |
| Total Units Permitted  | 222 <sup>2</sup>  | 191  |
| Open Space   | 75.4%   | 77.5%  |
| Building Setbacks from property line   | Front: 20'-0"<br>Side: 15'-0", 27'-0"<br>Rear: 15'-0"   | Front: 34'-10"<br>Side: 40'-10", 60'-0"<br>Rear: 32'-11"   |
| Parking  | 111 parking spaces <sup>3</sup>   | 77   |
| Height   | Predominantly two-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2" ±. | 3-5 stories above landscaped Terrace Level. G Level below contains parking, storage, mechanical space, main entry, and health center. Heights vary between 59'-0" and 85'-6" feet. |
| Architecture   | Residential   | Residential  |
| <p><sup>1</sup>184 units is the number of independent residential apartments allowed; total unit count including skilled nursing beds permitted is 222 total units.</p> <p><sup>2</sup>Total applicable unit count after consolidation/combination of units is 205 (129 independent living units, 27 assisted living units, 10 memory care units and 39 skilled nursing beds).</p> <p><sup>3</sup>The current number of spaces onsite is 130.</p> <p><sup>4</sup>Neither minimum building height nor maximum setbacks are specified under the 1968 entitlement. Table 1 includes setback and heights under the current and proposed conditions.</p> <p><sup>5</sup>Lot Coverage Calculation Method: We included only the footprints of the eight buildings in the initial application. This included balconies but did not include covered walkways connecting between buildings. Covered walkway areas have been added to the totals on the Plan Set Cover Page, and in the resubmitted Project Description and Letter of Justification. The G level area not under bldg. footprints above was not included, as the spaces above are landscaped courtyards. The cooling tower/generator enclosure is open to the sky and was not included.</p> <p>Source: Covia, January 2020</p> |   |  |

### **Project Objectives**

- Consistent with the Town's General Plan and existing site zoning, rebuild the Los Gatos Meadows site into a contemporary, full-service senior housing community (Life Plan Community) that provides seniors 62+ years and over an opportunity to age in place and live successfully in the Los Gatos Community.

- Revitalize the site with a request for a new (updated) Planned Development (PD) that would allow the same number of apartments permitted under the existing PD entitlement in a manner responsive to market demand and financially feasible for Covia to implement & operate.
- Revitalize the site with intent of minimizing overall building site coverage, integrating the apartments with the natural topography, minimizing visual impacts and substantially improving fire safety.
- Assist in the implementation of the Town's 2015-2023 Housing Element by furthering the Goals and Policies specific to providing housing opportunities, lifestyle living and assisted living facilities for seniors.
- Further the Town's Human Services Element by revitalizing Los Gatos Meadows 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.
- 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 retail/entertainment uses.
- Utilize architectural design principles and techniques that incorporate the Town's Sustainable Design strategies and materials to promote a healthy living environment.
- Provide a mix of different unit sizes and varying levels of care that respond to the needs of an active, aging community.
- Improve the integration of the site with the broader Los Gatos Community by closing Farwell Lane to through traffic and transitioning the Lane from Los Gatos Meadows to Broadway into a naturally landscaped, pedestrian-friendly connection to Downtown Los Gatos.
- Use the project as an opportunity to integrate the site design & architecture with existing topography and natural landscape in a manner that more harmoniously reflects the site's natural beauty than exists today.
- Integrate and evoke the experience of nature by utilizing natural building materials, finishes, forms, patterns and colors that reflect the character of the surrounding hillside setting.

### **Project Characteristics**

Primary access to Los Gatos Meadows will be from the southwestern side of the site, on Wood Road. Here, residents will be welcomed with signage leading to either the resident parking garage or to the main entry court. A primary internal access road from Wood Road would lead to the parking entrance, the main entrance and the loading area.

The main entrance, leading to the ground floor services, involves an active pedestrian environment, including covered walkways throughout the property, leading into the residential areas. The walkways and open space areas may incorporate many visually and environmentally friendly elements, such as water features, plant exhibits, a fireplace, a gazebo garden, and use of mature trees, in order to integrate nature into the space and evoke the experience of nature for the residents. In addition, the main entrance would lead to the arrival lobby, lounge areas located in the center of the site, and passive gardens.

Automobile parking for residents, visitors and staff would be provided in parking areas within the new structure. Building heights would vary between 59 feet and 85.5 feet, with residential villas varying between 3 and 5 stories. Table 2 provides a summary of the proposed buildings, including all service and amenity areas. Table 3 provides a breakdown of the different residential unit types included in the project.

| <b>Table 2: Summary of Proposed Buildings</b> |                        |                                |   |
|---|------------------------|--------------------------------|---|
| <b>Building</b>                               | <b># of Apartments</b> | <b>Gross Square Feet (GSF)</b> | <b>Building Height (ft)<sup>2</sup></b> |
| Building A                                    | 46                     | 157,054 <sup>1</sup>           | 85.5                                    |
| Building B                                    | 20                     | 41,483                         | 70.5                                    |
| Building C                                    | 29                     | 56,891                         | 81.5                                    |
| Building D                                    | 15                     | 31,426                         | 70.5                                    |
| Building E                                    | 18                     | 40,712                         | 82                                      |
| Building F                                    | 17                     | 40,712                         | 82                                      |
| Building G                                    | 14                     | 31,426                         | 70.5                                    |
| Building H                                    | 15                     | 31,112                         | 59                                      |

<sup>1</sup> Building A GSF includes service spaces on Level G including entry/reception, fitness area, health center and several back of house areas.  
<sup>2</sup> Finished building height dimensions are to ground level (+488').  
Source: Perkins Eastman, January 2020

### **Service Uses**

The project will 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 will be located throughout the property. The project would have 16,520 square feet of mechanical, electrical and plumbing services, as well as 18,760 square feet of back of house services, located throughout all buildings. The 20,588 square feet of health center space would be located on the ground floor of B Building and would include 17 supporting care units providing assisted living, memory care and respite care services. This area would be completed by common areas for a multi-purpose room, assisted living office, family dining room and common courtyard. The project would also include a fitness area with an indoor pool, multiple dining spaces and other amenities. A representative element of the Town Integration initiative is Foodworks, a pop-up restaurant program that will provide local restaurants access to the community's full service, fully equipped demonstration kitchen and café on a rotating basis. Compass Group, Covia's food services partner, has developed a program that addresses key logistical elements of this offering including point-of-sale payment processing, signage and insurance. These services and amenities would help provide social interaction for the residents, providing a wide variety of senior services and programs, including daily opportunity for health care, physical activity and recreation, and mental stimulation.

### **Residential Uses**

The project would include a variety of one- and two-bedroom residential apartments. The project would include 334,574 square feet of apartment and apartment circulation space which includes 174 independent residential apartments (57 one-bedroom apartments and 117 two-bedroom apartments). The independent residential apartments would range from small one-bedroom apartments (approximately 1,000 square feet in size) to penthouse two-bedroom apartments (approximately 2,200 square feet in size), for an average size of 1,440 square feet per unit. The project consists of one-bedroom apartments, one-bedroom plus den apartments, two-bedroom apartments, two-bedroom plus den apartments, and penthouse apartments. Table 3 provides a summary of the apartments and square footage of each of the Buildings (Villas) within the project.

The project would be restricted to senior residents, aged 62+ and older. It is anticipated that the typical resident would be 80+. In addition, most residents are expected to be current residents of the Town of Los Gatos or closely related to residents of the Town of Los Gatos. The mix of apartment types has been programmed to provide living spaces for seniors who enjoy living in a mixed-use village environment. It is anticipated that the project would lead to the creation of a vibrant, integrated community with people of similar ages and interests. The services and open space component of the project is intended to bring together residents and visitors alike for dining and group activities.

| Table 3: Summary of Residential Apartments |               |           |               |           |               |           |               |           |               |           |               |           |               |           |               |           |                |                |            |
|--|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|----------------|----------------|------------|
| Unit Type                                  | Building A    |           | Building B    |           | Building C    |           | Building D    |           | Building E    |           | Building F    |           | Building G    |           | Building H    |           | Totals         |                |            |
|  | Area (sq. ft) | #         | Area (sq. ft)  | #              |            |
| 1 Bed                                      | 1,032         | 4         | 1,088         | 1         | 971           | 1         | 1,165         | 1         |               |           |               |           | 1,165         | 1         | 1,088         | 1         | 1,067          | 9              |            |
| 1 Bed/Den                                  | 1,231         | 24        | 1,195         | 3         | 1,293         | 13        | 1,262         | 3         |               |           |               |           | 1,262         | 3         | 1,195         | 2         | 1,245          | 48             |            |
| 2 Bed                                      | 1,518         | 12        | 1,498         | 8         | 1,457         | 10        | 1,677         | 7         | 1,504         | 9         | 1,504         | 8         | 1,659         | 6         | 1,498         | 6         | 1,533          | 66             |            |
| 2 Bed/Den                                  | 1,932         | 6         | 1,601         | 8         | 1,794         | 4         | 1,677         | 3         | 1,665         | 8         | 1,665         | 8         | 1,677         | 3         | 1,601         | 6         | 1,677          | 46             |            |
| Penthouse                                  |               |           |               |           | 2,360         | 1         | 2,207         | 1         | 2,281         | 1         | 2,281         | 1         | 2,207         | 1         |               |           | 2,267          | 5              |            |
| <b>SUBTOTAL</b>                            | <b>63,480</b> | <b>46</b> | <b>29,465</b> | <b>20</b> | <b>41,887</b> | <b>29</b> | <b>23,938</b> | <b>15</b> | <b>29,144</b> | <b>18</b> | <b>27,641</b> | <b>17</b> | <b>22,153</b> | <b>14</b> | <b>22,076</b> | <b>15</b> | <b>259,744</b> | <b>174</b>     |            |
| Circulation                                |               |           |               |           |               |           |               |           |               |           |               |           |               |           |               |           |                | 74,830         |            |
| <b>TOTAL</b>                               |               |           |               |           |               |           |               |           |               |           |               |           |               |           |               |           |                | <b>334,574</b> | <b>174</b> |

Source: Perkins Eastman, January 2020

| Table 4: Summary of Total Area by Type of Space (gross square feet) |         |         |        |              |       |               |           |        |               |                                    |                                |
|---|---------|---------|--------|--------------|-------|---------------|-----------|--------|---------------|------------------------------------|--------------------------------|
| Floor Level   | Parking | Service |        | Staff Spaces |       | Health Center | Amenities |        |               | Independent Residential Apartments | Total*                         |
|   | Garage  | MEP     | BOH    | Staff        | Admin |               | Fitness   | Dining | Misc. Commons |                                    |                                |
| <b>TOTALS</b>   | 91,827  | 16,520  | 18,760 | 1,350        | 3,593 | 20,588        | 7,363     | 9,203  | 18,863        | 334,574                            | 522,643<br>430,816 w/o parking |

\* Total square footage for Project includes parking area; original building plans indicate prior improvements are 208,875 square feet although methodology is unclear.  
 MEP: Mechanical, Electrical, and Plumbing  
 BOH: Back of House  
 Source: Perkins Eastman, January 2020

### **Design Principles**

The project will include many design principles that will ensure the project's visual compatibility with the surrounding area, alignment with local market, and contribution to quality of the built environment.

#### *Housing and Amenities*

The current entitlement includes 184 independent residential apartments and 38 supporting health care units<sup>4</sup>, whereas the project includes 174 residential independent living apartments and 17 supporting care units. Compared to the existing facility, the project would result in living apartments that are larger in size. The project would substantially increase the size of not only the living apartments, but also the size of the amenity and support services areas. 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 residents of life plan communities. Furthermore, amenity space is proposed as a place of social gatherings, events and dining, and recreation. The amenity space has taken into consideration a full range of recreational and social engagement opportunities with access to natural light and visual access and orientation to the site's landscaped areas.

#### *Open Space and Visual Compatibility – Hillside*

Approximately 77.5% of the site would be open space, contributing to the visual compatibility of the surrounding hillside as well as create a natural environment for the residents. 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. Small pockets of greenery and passive gardens would provide landscaped zones throughout the site. In addition, the project will incorporate generous tree replacement and use of mature trees and a Village Green area, to ensure consistency with the surrounding hillside area. The project would also include a series of covered walkways connecting to the buildings throughout the project site. Open space would be controlled by topography, use of underground parking, and specific building location, in order to protect the hillside.

Pursuant to the goals of the *Los Gatos 2020 General Plan*, the project has been designed to integrate seamlessly with the surrounding environment. Through the incorporation of mature trees, pockets of greenery, specific building design, and open space, the project would conform with the surrounding hillside area. Its proximity to nearby stores and services, such as the US Postal Service, Old Town Los Gatos Shopping Center, and Los Gatos Theatre provides its residents with opportunities to participate in social, recreational, educational, and shopping activities all within a close distance.

#### *Access, Circulation and Parking*

There are currently two driveways; one located at Wood Road and an "exit only" driveway along 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 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 (see discussion below). Locations throughout the project would have various turning movement restrictions to ensure site distance visibility, and safe turning movement distances.

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<sup>4</sup> Total applicable unit count after consolidation/combination of units is 205 (129 independent living units, 27 assisted living units, 10 memory care units and 39 skilled nursing beds).

The project would incorporate a dedicated road for fire access, which would be located on the western side of the property. Per parking requirement for the use, the project would provide parking in the new structure and provide 77 standard parking spaces (refer to Table 5). The proposed parking would also include nine ADA accessible parking spaces and two ADA accessible van spaces.

| <b>Table 5: Parking Counts</b>                  |                       |                         |
|---|-----------------------|-------------------------|
|   | <b>Prior Existing</b> | <b>Proposed Rebuild</b> |
| <b>Internal/ Structural Parking<sup>1</sup></b> | 85                    | 77                      |
| <b>On-Site Surface Parking<sup>2</sup></b>      | 45                    | 0                       |
| <b>Toll House<sup>3</sup></b>                   | 20-30                 | 0                       |
| <b>Public Street/Public Lots<sup>4</sup></b>    | 45-55                 | 0                       |
| <b>Total Parking<sup>5</sup></b>                | 195-215               | 77                      |

<sup>1</sup> Prior to closure, Covia utilized a valet parking service and a portion of vehicles here parked in a tandem configuration. If needed, Covia would be able to increase the parking capacity to 229 spaces by implementing a valet parking service.  
<sup>2</sup> Includes 26 spaces in front, 9 in Lot I (along Wood Road) and 10 in back.  
<sup>3</sup> Parking agreement for minimum of 20 spaces; per management, estimated utilization was 10+ spaces higher.  
<sup>4</sup> Utilization of public street parking and public parking lots is based on difference between parking available on-site and via the Toll House and management's expectation of parking demand.  
<sup>5</sup> Since approval of the 1968 entitlement, the number of parking spaces onsite has increased from the 111 originally permitted.  
Source: Perkins Eastman, January 2020

### *Supplemental Transportation*

As part of the project, Covia has included an autonomous vehicle alternative transportation solution as the means by which to enhance connectivity and mobility between Los Gatos Meadows and access to Broadway, thus enabling both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, Automated Driverless Technology, as a vendor providing such services, headquartered in the United Kingdom. The project team has assessed the specifications of Aurrigo's 4-seater devpod and concluded that the devpod aligns well with the constraints of and vision for Farwell Lane. The devpod is a full drive, steer and brake by wire vehicle system which is controlled through an application programming interface (API) enabling full control and customization of the devpod to its route. The current plan envisions one or more devpods and corresponding control systems deployed along Farwell Lane to enable the safe, convenient and alternative means of transporting residents between Los Gatos Meadows and Town retail, entertainment and civil services. The devpods will be equipped with fully compliant autonomous control systems comprised of stereo cameras, LIDAR sensors, GPS units, wheel odometry, safety lasers and ultrasonic transducers that enable autonomous mobility. In-cab passenger facing cameras are installed to ensure passenger safety. All camera feeds are available remotely and in conjunction with external CCTV and the Aurrigo control room, potentially providing all on-board supervisory needs, negating the need for a physical on-board safety person.<sup>5</sup> Residents will be able to request a devpod via their mobile phones. Although the project is considering Aurrigo as the autonomous technology vendor, ultimate vendor selection will depend on cost, availability, and technology for meeting site requirements.

### *Tree Protection/Removal*

A Preliminary Arborist Report prepared by HortScience, Inc. (June 2018) was prepared to survey and document the health and structural condition of existing trees within and immediately adjacent to the project site. The arborist provided a suitability score to the existing trees ranked according to High,

<sup>5</sup> Autonomous vehicle specifications, Aurrigo, November 2019

Moderate, and Low. The report includes an assessment of the potential tree removal associated with constructing the project, and guidelines for tree preservation during the design, construction and maintenance phases of the project. Of the 375 trees identified and evaluated, over half of the trees, 53%, were locally native species: California buckeye, toyon, coast live oak, blue oak, valley oak, arroyo willow and California bay. However, the most common species identified was California bay (89 trees) as well as the coast live oak (79 trees). The report includes the identification of all "Protected" trees as defined by the Town of Los Gatos Municipal Code Section 29.10. Based on this definition, all 375 trees are protected.

Evaluation of suitability for tree preservation considered several factors such as tree health, structural integrity, species response to a construction environment, tree age and longevity, and species invasiveness. Based on these factors and the location of proposed structures, approximately 86 trees were preliminarily identified for potential preservation. Protective measures to prevent potential impacts from construction were identified for each tree to be preserved. Refer to the Arborist Report for the recommended action for each tree, along with their "Protected" status and a description of guidelines for tree preservation, and pre-construction treatments and recommendations. Under the proposed project, all applicable guidelines for tree preservation, pre-construction treatments and recommendations of the arborist will be implemented.

As noted under "Existing Site" (Page 2), Covia submitted a Tree Management Plan and request for Tree Removal Permit to the Town of Los Gatos on September 26, 2019, to address an immediate need to address existing fire safety issues. The Tree Management Plan was based on the analysis contained in the Preliminary Arborist Report and addressed fire safety, sudden oak death (SOD), species invasiveness and tree. Phase 1 of the Tree Management Plan recommended 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, and limiting the spread of invasive species to other portions of the site and neighboring sites is time sensitive as well. Given Covia's intent to rebuild the community, Covia has paid an in-lieu fee rather than replanting the site at this time. The permit was approved on December 5, 2019.

As part of the rebuild project, approximately 289 trees would be removed (as identified in the preliminary Arborist Report); however, the current landscape concept plan identifies removal of a fewer number of trees to be removed (total of 249 trees). The landscape design concept includes the preservation of approximately 126 mature trees and replanting of approximately 377 trees on site.

The genus species, location and the landscape pattern for all new landscaping will be designed for fire protection.

The proposed rebuild project would comply with local policies and ordinances protecting trees and wildlife resources, including the Town's Tree Preservation Ordinance (Town Code, Chapter 29, Article 1, Division 2) and wildlife protection policies. The proposed project incorporates Tree Protection Measures (TPMs) pursuant to the Town's Municipal Code (Section 29.10.1005) to protect trees both during and post construction. In addition, the arborist report prepared for the proposed project includes site specific Tree Preservation Guidelines that will be applied to minimize any impacts to onsite trees. These measures go beyond the Town's Tree Protection Measures and include such recommendations as tree protection zones, applicable provisions for irrigation zones, and pre- and post-construction treatments to protect trees during construction.

Further, the rebuild project would comply with General Plan Goal Env-4 (to conserve wildlife), and Policies Env-4.3 (to maintain open space and native plant communities that provide habitat and migration corridors for native wildlife species) and Env-4.7 (to preserve nesting site in new and existing development unless a mitigation plan is approved). Compliance is achieved through the re-build site design, building orientation, provision of open space and implementation of the landscape concept as discussed above.

#### *Sustainability*

The Los Gatos Meadows community is designed to maximize the opportunities of residents, visitors, and staff to appreciate and interact with this unique site, while minimizing the environmental impacts both now and in the future by careful attention to building, landscape, and systems design. Residential buildings scaled to fit the site allow light and views into and from all vantage points, both interior and exterior. Covered, open walkways connecting the buildings, large window covered balconies at each apartment and the use of roof overhangs all serve to maximize connections from the inside to the outside environment. The pedestrian experience is prioritized, and, with exception of drop-off zones, all vehicle parking is within the underground garage.

The new community, designed to meet or exceed the requirements of the California Building, Energy, and CalGreen Codes, as well as the Town's Build It Green Standards, will bring significant improvements over the existing structures for energy efficiency, resiliency, water usage, and storm water management. Use of noncombustible building systems as well as management of the surrounding forest and landscape will minimize fire spread factor both to and from the new buildings. A centralized building heating and cooling system will provide energy efficiency above code requirements.

In line with the Town's prioritization of passive and active solar energy measures, and in keeping with the state Energy Code requirement, a minimum of 15% of the total roof areas will be provided as "solar ready" surfaces. Per the Cal Green requirements, 10% of all parking spaces will be designed to allow for future implementation of Electrified Vehicle charging stations.

#### *Accessibility*

All new construction will comply with the California Building Code (CBC) for accessibility. Visitors or residents arriving by vehicle via Wood Road will have the option of valet parking, or parking in an accessible parking space. Accessible paths will connect from all accessible spaces to the building entrances, and all common use spaces within the buildings will be accessible. Within the independent residential apartments, the standard, per the CBC, will be *adaptable* at building opening, meaning that the units are designed to allow for minor modifications as required per resident need to meet accessibility requirements.

#### *Project Construction/Phasing*

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 4 months.

#### *Grading and Construction Activities*

Site grading would result in approximately 122,620 cubic yards of off-haul and 6,300 cubic yards of earth work for the project rebuild. The Town Municipal Code (Section 12.20.010) requires a grading permit prior to any grading work or any other land-disturbing activity.

Because the proposed project includes demolition of buildings that could include asbestos containing building materials and lead-based paint, the project applicant has committed to adhere to a construction

and soils management plan (SMP) that details how asbestos containing building materials and lead-based paint would be handled during construction activities, including demolition, and disposal. The construction and soils management plan will also detail how soils that could potentially be contaminated by asbestos containing building materials and lead-based paint are handled to ensure that any potential asbestos or lead deposits are not disturbed. The plan will be submitted to the Director of Public Works for approval prior to issuance of any grading permits.

The construction activities of the project shall comply with all applicable Town Codes including those related to noise and haul routes (see Town Code Sections 12.20.035, 15.30.546 and 16.20.035).

Consistent with standard conditions of approval for projects within the Town where grading/excavations occur, a qualified archaeologist will be retained to monitor site excavations. A qualified archaeologist will be present on-site to observe a representative sample of deep grading or excavations onsite until satisfied that there is no longer a significant potential for finding buried archaeological resources. If any potentially significant archaeological resources (i.e., potential historical resources or unique archaeological resources) are discovered, the project archaeologist will designate a zone in which additional archaeological resources could be found and in which work will be stopped. A plan for the evaluation of the resource will be submitted to the Community Development Director for approval.

Likewise, if human remains are found during construction activities, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains will be conducted until the archeological monitor and the coroner of Santa Clara County are contacted, as required by law.

#### *Stormwater Management*

Standard best management practices (BMPs) have been integrated into the rebuild project in order to reduce any runoff and potential erosion impacts during construction activities in compliance with the General Construction Permit. Standard BMPs that will be incorporated in the erosion control plan include, but are not limited to:

1. Inlet Protection
2. Hydroseeding
3. Fiber rolls
4. Check dams

The Santa Clara Valley Urban Runoff Pollution Prevention Program implements compliance with the Municipal Regional Storm Water NPDES Permit issued by the San Francisco Bay RWQCB for post-construction stormwater runoff. The NPDES Permit requires new and replaced impervious surfaces to be treated to remove pollutants prior to discharge. It also requires that the site match pre-project hydrology for flow, thus ensuring no flooding or stormwater runoff impacts to the surrounding area and receiving waters. The objective of the guidance is to reduce the discharge of pollutants and the effects of changes to runoff patterns caused by land use modifications. To this end, and as prescribed by the NPDES Permit (CAS612008), Low Impact Development (LID) BMPs would be considered first and then traditional structural and non-structural BMPs. Thus, the project will comply with applicable NPDES measures, which include but are not limited to:

1. Marking inlets “No Dumping, Drains to Creek” or similar
2. Limiting disturbance to creeks and natural drainage features
3. Limiting clearing and grading of native vegetation to the minimum area needed
4. Directing roof runoff to vegetated areas
5. Directing runoff from impervious areas to bioretention for filtration

6. Reducing roof area by providing planting on a portion of the terrace level over the garage
7. Reduce total imperviousness of the site compared to existing conditions

Further, as shown on the development application submittal Sheets C105 and C105.1, operationally, the project would result in a net decrease in impervious surface area of approximately 4,000 square feet. The project would mimic existing drainage patterns with modifications to meet current stormwater runoff requirements that would result in slower runoff during small storms. Stormwater will be collected onsite via drain inlets and roof drains and will be treated onsite. The stormwater will first be treated onsite with bioretention systems approved by the Town, and then will be conveyed to the existing public stormwater infrastructure that serves the site.