



**TOWN OF LOS GATOS**  
**COMMUNITY HEALTH AND SENIOR SERVICES COMMISSION**  
**SPECIAL MEETING**  
**NOVEMBER 30, 2023**  
**110 EAST MAIN STREET**  
**TOWN COUNCIL CHAMBERS**  
**5:00 P.M.**

*Jeffrey P. Blum, Chair*

*Eleanor Yick, Vice Chair*

*Dick Konrad, Commissioner*

*George Rossmann, Commissioner*

*Pradeep Khanal, Commissioner*

*Lydia Norcia, Commissioner*

*Lincoln Withrow, Youth Commissioner*

*Mary Badame, Council Liaison*

**IMPORTANT NOTICE**

This meeting will be held in-person at the Town Council Chambers, 110 East Main Street, Los Gatos CA 95030.

**PARTICIPATION IN THE PUBLIC PROCESS**

The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you are interested in providing oral comments during the meeting, you must attend in-person and complete a “speaker’s card” and return it to the staff. If you wish to speak to an item on the agenda, please list the item number. The time allocated to speakers may change to better facilitate the Commission meeting. You are welcome to submit written comments via email to [Clerk@losgatosca.com](mailto:Clerk@losgatosca.com).

**Public Comment During the Meeting:**

- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.
- Speakers at public meetings will be asked to provide their full name and to state whether they are a resident of the Town of Los Gatos. This information is optional and not required.

**Deadlines for Public Comment and Presentations are as follows:**

- If you are unable to participate in person, you may email [Clerk@losgatosca.com](mailto:Clerk@losgatosca.com) with the subject line “Public Comment Item #\_” (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to Commission must provide the comments as follows:
  - For inclusion in an Addendum: by 11:00 a.m. the Monday or Tuesday before the Commission meeting
  - For inclusion in a Desk Item: by 11:00 a.m. on the day of the Commission Meeting
- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email to [Clerk@losgatosca.gov](mailto:Clerk@losgatosca.gov), to the by 12:00 p.m. the day of the meeting.

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COMMUNITY HEALTH AND SENIOR SERVICES COMMISSION  
SPECIAL MEETING  
NOVEMBER 30, 2023  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
5:00 P.M.**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**STAFF LIAISON REPORT**

**COMMISSIONER REPORTS**

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. Approve the Minutes of the October 26, 2023 CHSSC Regular Meeting.

**VERBAL COMMUNICATIONS** (*Members of the public are welcome to address the Community Health and Senior Services Commission on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.*)

**OTHER BUSINESS** (*Up to three minutes may be allotted to each speaker on any of the following items.*)

2. Provide a Recommendation to Town Council on Expenditure of County Grant Funds for Either Case Management Support and/or Adult Day Services Support.
3. Receive a Presentation by Rockwell Pacific and Provide Input on Proposed Community Benefit Programs for Seniors as Part of an Application for Redevelopment of a Proposed Senior Living Community.

**ADJOURNMENT**

***IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]***



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**DRAFT**  
**Minutes of the Community Health and Senior Services Meeting**  
**October 26, 2023**

The Community Health and Senior Services Commission conducted a special meeting in person on Tuesday, October 26, 2023, at 5:00 p.m.

**MEETING CALLED TO ORDER 5:00 P.M.**

**ROLL CALL**

Present: Chair Blum, Vice Chair Yick, Commissioner Khanal, Commissioner Norcia (entered the meeting at 5:15 p.m.), Commissioner Rossmann, Youth Commissioner Withrow, Council Liaison Badame

Absent: Commissioner Konrad

Staff Present: Assistant Town Manager Nomura

**INTRODUCTION OF NEW YOUTH COMMISSIONER**

Youth Commissioner Withrow introduced himself.

**STAFF LIAISON REPORT**

Assistant Town Manager Nomura gave an update on the Community Center ADA bathrooms and an update on the .2FTE identified in the Senior Roadmap.

**COMMISSIONER REPORTS**

- Vice Chair Yick reported attending roadmap taskforce meetings and writing up accomplishments, attending a senior services committee meeting at the Chamber of Commerce, attending two meetings of the Los Gatos Foundation of Older Adults that Thrive (LGFOAT) Foundation and joining their subcommittees, and attending a health fair.
- Commissioner Khanal reported attending a meeting regarding the transportation taskforce where a new project was discussed, judging the Town's Community Grants, attending a health fair, and attending Screen on the Green.
- Commissioner Rossmann reported attending a meeting of Health Trust and Meals on Wheels.

SUBJECT: Draft Minutes of the Community Health and Senior Services Commission

Meeting of August 22, 2023

DATE: November 30, 2023

- Chair Blum reported attending a West Valley service providers meeting, attending a CERT meeting, meeting with Councilmember Hudes, meeting with KCAT, attending a taskforce meeting, meeting with Vice Chair Yick, working on a report, and writing an article for a local paper.
- Commissioner Norcia reported judging the Town's Community Grants, and reviewing reports of the Town's Housing Element.

#### **CONSENT ITEM**

1. Approve Community and Senior Services Commission Meeting Minutes of August 22, 2023.

Chair Blum pointed out a typo in the spelling of a name on page 3 of the minutes.

No public comment.

**MOTION:** Motion by **Commissioner Norcia** to approve consent item 1 with the changes mentioned. **Seconded** by **Commissioner Rossmann**.

**VOTE:** Motion passed 6-0

#### **VERBAL COMMUNICATIONS**

Opened public comment.

Tom Picraux gave an update on the non-profit foundation formed as Los Gatos Foundation for Older Adults that Thrive (LGFOAT) and the appointment of their Board of Directors.

Closed public comment.

#### **OTHER BUSINESS**

2. Resolve Meeting Date Issues Related to the November and December Regular Meetings Conflicting with Town Holiday Closures

**MOTION:** Motion by **Chair Blum** to meet on November 30<sup>th</sup> at 5:00 p.m. and to cancel the December meeting. **Seconded** by **Vice Chair Yick**.

**VOTE:** Motion passed 6-0

3. Appoint a Liaison to the Friends of the Los Gatos Older Adults 501(c)(3) Organization

Noted for minutes that name of the LGFOAT organization in the item title differs from the final incorporated name of the organization.

SUBJECT: Draft Minutes of the Community Health and Senior Services Commission

Meeting of August 22, 2023

DATE: November 30, 2023

Open public comment.

Tom Picraux spoke in support of having a single commissioner from the CHSSC serve as Liaison to LGFOAT.

Close public comment.

**MOTION:** **Motion** by **Chair Blum** to assign the roles and responsibilities of the Liaison as described in the staff report, omitting the sentence regarding participation in discussion. **Seconded** by **Vice Chair Yick**.

**VOTE:** Motion passed 6-0

**MOTION:** **Motion** by **Commissioner Norcia** to appoint to Chair Blum as Liaison. **Seconded** by **Vice Chair Yick**.

**VOTE:** Motion passed 6-0

4. Receive Reports from CHSSC Brochure Task Force

Vice Chair Yick reported meeting with Commissioner Konrad and presented the draft information in the brochure. The Commission gave additional input.

Open public comment.

No one spoke.

Close public comment.

The item will be brought back at a future meeting.

5. Reports from Senior Road Map Task Forces Regarding Progress on Senior Road Map Goals

Commissioner Norcia reported on attending a Community Garden meeting.

Commission Rossmann reported on surveys and communication with service providers.

Vice Chair Yick reported on Goal 4 taskforce work for volunteer opportunities.

Open public comment.

No one spoke.

Close public comment.

SUBJECT: Draft Minutes of the Community Health and Senior Services Commission

Meeting of August 22, 2023

DATE: November 30, 2023

6. Discuss Status of the Senior Road Map First Annual Report for Council and Decide if the Target Date Will be May of 2024 or August of 2024.

Open public comment.

No one spoke.

Close public comment.

**MOTION: Motion by Chair Blum to present the report in May 2024. Seconded by Commissioner Rossmann.**

**VOTE: Motion passed 6-0**

The Commission discussed submitting an interim report during the public comment period of a December Council meeting.

**ADJOURNMENT**

The meeting adjourned at 6:26 p.m.

Respectfully Submitted:

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Ryan Baker, Library Director



**TOWN OF LOS GATOS**  
**COMMUNITY HEALTH AND SENIOR**  
**SERVICES COMMITTEE REPORT**

MEETING DATE: 11/30/2023

ITEM NO: 2

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DATE: November 30, 2023  
TO: Community Health and Senior Services Committee  
FROM: Ryan Baker, Library Director  
SUBJECT: Provide a Recommendation to Town Council on Expenditure of County Grant Funds for Either Case Management Support and/or Adult Day Services Support

**RECOMMENDATION:**

Provide a recommendation to Town Council on expenditure of County grant funds for either case management support and/or adult day services support.

**BACKGROUND:**

In Spring of 2023, the County of Santa Clara awarded one-time grant funds to the Town of Los Gatos in the amount of \$125,000 for either adult day services and/or case management to support older adults in Los Gatos. Supervisor Simitian worked with the Town Manager's Office to create the proposal in light of the Town's new Roadmap and its own efforts to help seniors thrive in Los Gatos.

The CHSSC has the opportunity to provide a recommendation on the expenditure of these funds prior to the Council's final decision on the matter tentatively scheduled for December 2023.

**DISCUSSION:**

The County grant funds may be expended on either support for adult day services, case management for older adults, or a combination of the two. Any expenditure of County funds will be subject to the Town's purchasing and procurement policies for contract service vendors [which necessitates an open bid for providing the service(s)] so it is noted that the recommendation of the CHSSC should be focused only on the service desired, without discussion of which service provider may or may not be involved.

**PREPARED BY:** Ryan Baker  
Library Director

SUBJECT: Provide a Recommendation to Town Council on Expenditure of County Grant Funds for Either Case Management Support and/or Adult Day Services Support

DATE: November 30, 2023

DISCUSSION (continued):

Another salient point for consideration is that the funds granted are one-time funds. The grant period is from January 1, 2024 through June 30, 2025.

**Option one: Case Management Support**

Current recruiting announcements in the Bay Area show the hourly rate for Case Managers ranging from \$30 to \$40/hour depending on education and qualifications. The fully benefited rate for a full-time position is estimated at \$81,000 to \$108,000. A graduate degree in Counseling, Social Services, or a related Behavioral Health field appears standard for this type of position. Due to the wide range of variabilities and needs that a client may present, as well as the varying levels of administrative support an organization may or may not have in place, it is difficult for staff to estimate the number of clients accommodated by either part-time or full-time Case Manager positions.

**Option Two: Older Adult Day Services Support**

Estimates based on input from a current older adult day service provider, Live Oak Adult Day Services, estimates that additional staffing would be approximately \$25/hour with an allocation of \$41,000 sufficient to cover the cost of one full-time (35 hours/week) staff member which would raise the daily capacity of that agency from 15 adults served per day to 20. Town staff estimates that the fully benefited rate of a full-time position may be estimated at \$67,000.

**Option Three: Splitting Funds to Support Both Services**

The CHSSC may consider a recommendation that splits the funding to support both case management services and adult day services. Should the CHSSC choose this option, a recommendation on how the amount might be split would be appreciated.



**TOWN OF LOS GATOS**  
**COMMUNITY HEALTH AND SENIOR**  
**SERVICES COMMITTEE REPORT**

MEETING DATE: 11/30/2023

ITEM NO: 3

DATE: November 30, 2023  
TO: Community Health and Senior Services Committee  
FROM: Ryan Baker, Library Director  
SUBJECT: Receive a Presentation by Rockwell Pacific and Provide Input on Proposed Community Benefit Programs for Seniors as Part of an Application for Redevelopment of a Proposed Senior Living Community

**RECOMMENDATION:**

Receive a presentation by Rockwell Pacific and provide input on proposed community benefit programs for seniors as part of an application for redevelopment of a proposed senior living community.

**BACKGROUND:**

Rockwood Pacific is the contracted manager of an development application proposing redevelopment of the site at 110 Wood Rd, the location of the Los Gatos Meadows senior living facility which was closed in 2019. Their clients, Front Porch, are the current owners of the former Los Gatos Meadows site and have recently purchased an adjacent property at 142 S. Santa Cruz Ave, downhill from the Los Gatos Meadows site. The applicant expressed to the Planning Commission an interest in providing senior programming at the 142 S. Santa Cruz Ave site as part of a community benefit to accompany the redevelopment of the Los Gatos Meadows Site. The Planning Commission and the Community Development Department have suggested that the applicant meet with the CHSSC to receive feedback on the types of services offered at the S. Santa Cruz site that would benefit the senior population in the Town.

Rockwood Pacific has provided two documents to give additional background: Los Gatos Meadows Redevelopment Fact Sheet (Attachment 1) and Front Porch Services Overview (Attachment 2). Additionally, they are hosting informational videos regarding aspects of their proposed project which can be freely accessed and viewed at this URL: <https://covia.org/los-gatos-meadows>

**PREPARED BY:** Ryan Baker  
Library Director

**PAGE 2 OF 2**

**SUBJECT:** Presentation and Input on Proposed Services for Los Gatos Meadows

Redevelopment

**DATE:** November 30, 2023

**DISCUSSION:**

To facilitate discussion, Rockwood Pacific will be presenting to the CHSSC:

- An overview of the proposal to rebuild Los Gatos Meadows, a continuing care retirement community owned and operated by Front Porch
- An overview of Front Porch's community services programs and capabilities
- Potential community services programs for seniors to be offered from 142 S. Santa Cruz Ave.

Questions for the CHSSC to consider when giving discussion and input on the project:

1. What are some ideas of programs and services that may be beneficial to the senior community that the developer may consider for their proposal?
2. What are some of the unique needs of the Los Gatos senior community that the developer should be aware of?
3. What are some opportunities for Front Porch to assist in meeting the goals of the CHSSC?

**Attachments:**

1. Los Gatos Meadows Redevelopment Fact Sheet
2. Front Porch Services Overview



# Los Gatos Meadows

A FRONT PORCH COMMUNITY

## Redevelopment of Los Gatos Meadows Frequently Asked Questions

November 2023

### 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://covia.org/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 in early 2024 followed by a Town Council hearing in early- to mid-2024.

**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 Front Porch design team is in the process of evaluating updates and refinements to its application, and accordingly, the number of proposed units is under evaluation. However, at present, it is expected that the updated submittal will have a unit count that will not be materially different from the current conditional use permit (see question 14 above).

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

A18: The Front Porch design team is in the process of evaluating updates and refinements to its application, and accordingly, the size of the development pad is under evaluation. However, at present, it is expected that the proposed development pad would not materially differ from the existing development pad.

**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 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 conducted in 2020 reports that the proposed rebuild would result in not more than an additional 30 cars per hour in or out which equates to about one car every 2 minutes. On Saturdays, the peak hour in-bound is 39 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://covia.org/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>.

## 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.