



# Los Gatos Meadows

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A FRONT PORCH COMMUNITY

## **Rebuild of Los Gatos Meadows Frequently Asked Questions**

July 2025

### **Overview:**

On February 4, 2025, Front Porch Communities and Services, a nonprofit provider of housing and services for older adults, received approval from the Los Gatos Town Council to rebuild Los Gatos Meadows, a senior living community at 110 Wood Road that closed for safety reasons in 2019. The rebuilt community will offer independent living and innovative care on a safe and modern campus, aligned with the Town of Los Gatos' long-term vision and informed by extensive community engagement.

The answers to these frequently asked questions are the product of thoughtful and transparent discussions with Los Gatos community leaders, neighbors, Town planners and Town leaders and fit into the following categories:

- Background
- Proposal summary and status
- Project timeline and information
- Construction impact
- Circulation, traffic and parking impact
- More information

Additional information is available on the Los Gatos Meadows website at <https://frontporch.net/community/los-gatos-meadows/>. Inquiries about the upcoming rebuild of Los Gatos Meadows may be sent to [LGMInquiries@frontporch.net](mailto:LGMInquiries@frontporch.net). To learn more about Front Porch, visit <https://frontporch.net/>.

### **Background:**

#### **Q1: What is Los Gatos Meadows?**

A1: Los Gatos Meadows is a proposed senior living community. The Los Gatos Town Council has approved this proposal to rebuild Los Gatos Meadows as a safe, sustainable, modern and accessible facility aligning with the Town's long-term vision and informed by extensive community engagement. The proposed Los Gatos Meadows project will replace the current facility, also known as Los Gatos Meadows, at 110 Wood Road that was built in the 1970s and closed in 2019 for safety concerns.

**Q2: Who owns the Los Gatos Meadows property?**

A2: The property is owned and maintained by Front Porch Communities and Services, a nonprofit provider of housing and services, primarily for older adults, headquartered in Glendale, California. The previous Los Gatos Meadows community was owned and operated by Covia, another California-based non-profit provider of senior housing and services. Covia merged with Front Porch in 2021.

**Proposal Summary and Status:****Q3: What is being planned?**

A3: The planned Los Gatos Meadows will be a type of senior living community known as a Life Plan community, rebuilt as a safe, sustainable, modern and accessible campus offering independent living and innovative care. The Los Gatos Town Council approved this proposal on February 4, 2025. The project aligns with the Town's long-term vision and will be designed to be sensitive to visual impacts, include substantial fire safety improvements, expanded parking and best sustainability practices.

**Q4: What is a Life Plan community?**

A4: A Life Plan community – also known as a Continuing Care Retirement Community – is a model of senior living that provides people with degrees of support as they age, depending on their needs. Life Plan communities are not assisted living or medical care-based facilities. Residents in Life Plan communities join while they are able to live independently to enjoy a new home and opportunities for a purposeful life where care and services are available as needed.

**Q5: Who will own and operate the proposed community?**

A5: Front Porch, the nonprofit provider of housing and services that owns the Los Gatos Meadows property, plans to operate the rebuilt facility and to retain full control of the property.

**Q6: Is Front Porch a nonprofit entity?**

A6: Yes, Front Porch is a 501(c)3 nonprofit organization. Front Porch provides quality accessible and affordable housing and aging services to approximately 7,500 residents in 18 senior living and 32 affordable housing communities, primarily in California.

**Q7: Who is managing the approved rebuild of Los Gatos Meadows?**

A7: Front Porch is overseeing the approved rebuild of Los Gatos Meadows and has assembled a team of professional services firms to design, permit and execute the project, including Rockwood Pacific Inc. (development management services); Perkins Eastman (site planning and architecture); Kimley-Horn (planning and civil engineering); and W.E. O'Neil (construction).

**Q8: Is there asbestos on the current campus?**

A8: Asbestos, which was a common material in buildings constructed before 1979, can cause potentially harmful effects if it is not properly remediated and removed. Although

there is currently asbestos on the current campus, the presence of asbestos is not inherently dangerous unless it is disturbed. Front Porch plans to remove asbestos and other hazardous materials, as well as remove non-structural elements from the interior of the buildings, starting in July 2025.

**Q9: How will Front Porch ensure the safe removal of hazardous materials from the Los Gatos Meadows campus?**

A9: Front Porch has multiple policies and procedures in place to ensure all construction and renovation projects that could involve disturbance of materials adhere strictly to local, state, and federal environmental regulations. Removal of hazardous materials will be performed by certified professionals with a multi-tiered oversight framework operating under stringent safety protocols to ensure the protection of our workforce, our neighbors and the surrounding community. The on-site presence will include:

- **Certified Industrial Hygienist (CIH):** Continuous, full-time on-site presence to monitor environmental parameters, validate abatement efficacy, and ensure adherence to exposure control plans.
- **General Contractor Superintendent:** Full-time on-site management and coordination of all demolition and abatement activities.
- **Front Porch Project Manager:** Full-time on-site representation for comprehensive project management and stakeholder liaison.

Each of these possess OSHA, EPA, and abatement certifications relevant to their assigned responsibilities.

**Q10: What is the current status of the planned rebuild of Los Gatos Meadows?**

A10: The project received approval from the Los Gatos Town Council on February 4, 2025. Prior to the Town Council meeting, the project also received a unanimous recommendation for approval by the Los Gatos Planning Commission on November 13, 2024. The project team recently submitted an architecture and site application and is currently in process of developing the building permit submittal. In addition to the building permit, there may be separate submittals for demolition, excavation and/or foundation work.

**Project Timeline and Information:**

**Q11: Where can I find details of the Los Gatos Meadows project?**

A11: Additional information is available on the Los Gatos Meadows website at <https://frontporch.net/community/los-gatos-meadows/>. Inquiries about the upcoming rebuild of Los Gatos Meadows may be sent to [LGMInquiries@frontporch.net](mailto:LGMInquiries@frontporch.net).

**Q12: What is the timeline for construction and opening of Los Gatos Meadows?**

A12: Preparation of construction documents and permit approvals are estimated to take approximately 18 months with construction not expected to start until early 2027, lasting approximately two and half years. Front Porch is targeting reopening Los Gatos Meadows in late 2029.

**Q13: What are the design goals of the approved project?**

A13: The rebuilt Los Gatos Meadows will offer independent living and innovative care on a safe and modern campus that is aligned with the Town of Los Gatos' long-term vision and informed by extensive community engagement. Specifically, the new senior living community will feature larger units, enhanced public spaces, substantial fire safety improvements, state-of-the-art sustainability practices and expanded parking.

**Q14: How many units are proposed in the design?**

A14: The current proposal includes 187 independent living units and up to 24 supporting care units (211 total).

**Q15: How does this project improve fire safety?**

A15: The proposed project incorporates contemporary fire safety standards, which include improved access for emergency vehicles, new evacuation routes and the installation and maintenance of appropriate vegetation, including trees.

**Q16: Will the project meet green building standards?**

A16: Yes, the proposed Los Gatos Meadows will meet or exceed the California Green Building Standards Code, incorporating recycling, ample natural light, energy and water efficiency, and other environmentally sound practices.

**Q17: What will the color of the building rooftops be?**

A17: We plan to select a lighter roof color as part of our sustainability efforts, although the new roofs will 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.

**Q18: Will the project include solar panels?**

A18: 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.

**Q19: Will the project result in the undergrounding of PG&E lines?**

A19: 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.

**Q20: How will the approved project support the broader community?**

A20: The approved project includes resources for residents to access downtown businesses, community events and programs. Front Porch acquired the property at 142 S. Santa Cruz Ave. to use for construction oversight and marketing as well as a resource that supports the broader community. Front Porch is discussing opportunities with the Los Gatos Foundation for Older Adults to Thrive and plans to launch its home sharing program called Home Match (<https://frontporch.net/live/home-match/>) in Los Gatos, though a start date has not yet been determined. Front Porch currently offers Home Match in San Francisco, Marin and the East Bay.

**Q21: Will the project affect water pressure?**

A21: No, the project is not expected to affect water pressure in the area. San Jose Water Company performed a hydraulic analysis and confirmed that water pressure is suitable for the project.

**Q22: Will the project include below-market-rate units?**

A22: No. Los Gatos Meadows is a Continuing Care Retirement Community (also known as a Life Plan Community), which is exempt by state law from local government requirements to restrict rent and income of residents. While not required as part of the proposed project, Front Porch, which owns Los Gatos Meadows and operates affordable communities throughout California, shares the Town's interest in making housing broadly accessible, especially for seniors. To that end, Front Porch voluntarily has committed that it will work with Santa Clara County to make 11 of its 22 units at the El Sombroso Oaks active aging community available for Property Based or Housing Choice Vouchers.

**Construction Impact:****Q23: How long will construction last?**

A23: Preparation of construction documents and permit approvals are estimated to take approximately 18 months with construction not expected to start until early 2027, lasting approximately two and half years. Front Porch is targeting reopening Los Gatos Meadows in late 2029.

**Q24: During what hours would construction occur?**

A24: 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.

**Q25: What is the expected traffic impact related to construction off-haul of dirt?**

A25: The project team will do everything possible to mitigate impact to traffic during the estimated four months that off-haul will take place. 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 hauling shall be subject to a traffic control plan acceptable to the Town. A combination of double bottoms, end dumps, and super dump trucks are expected to be utilized for this task. For outbound trips, trucks are expected to turn right onto S. 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 Avenue.

**Q26: Does the contractor expect to utilize tower cranes?**

A26: Yes. The project team 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:**

### **Q27: What are the project plans for Farwell Lane?**

A27: The proposal plans for Farwell Lane to be rebuilt and widened (some portions would be widened from 12 feet to 26 feet). 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 Farwell Lane is a private road, Front Porch intends to improve and operate it in a manner that would permit accessible use of this route by our neighbors in the event of an emergency.

### **Q28: Will the project include sidewalk improvements on Wood Road?**

A28: Yes. The current draft Conditions of Approval requires 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, allowing connections to the existing sidewalk on the south side of Wood Road.

### **Q29: How will the proposed community affect traffic and parking in downtown Los Gatos?**

A29: 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 civic services, reducing traffic and parking demand. The autonomous vehicles are not expected to leave the Los Gatos Meadows property.

### **Q30: After the project is completed, what is the expected impact on traffic?**

A30: 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 previously generated. The project further mitigates its traffic impact by utilizing electric autonomous shuttles to connect residents to downtown without impacting parking demand.

## **More information:**

### **Q31: How do I get updates and more information?**

A31: Additional information is available on the Los Gatos Meadows website at <https://frontporch.net/community/los-gatos-meadows/>. Inquiries about the upcoming rebuild of Los Gatos Meadows may be sent to [LGMquiries@frontporch.net](mailto:LGMquiries@frontporch.net).

**Q32: When and where can I apply for a Los Gatos Meadows apartment?**

A32: It's too early for apartment applications. We welcome inquiries, however, and you can request to be put on our mailing list by sending us an email at [LGMinquiries@frontporch.net](mailto:LGMinquiries@frontporch.net).

**Q33: When and where can I apply for a job at Los Gatos Meadows?**

A33: It's too early for employment applications. We welcome inquiries, however, and you can send us an email at [LGMinquiries@frontporch.net](mailto:LGMinquiries@frontporch.net) to express your interest. We also invite you to look at other careers in this area by reviewing our Job Map at [https://app.careerarc.com/job\\_maps/424](https://app.careerarc.com/job_maps/424).