

THE FORUM

AT RANCHO SAN ANTONIO

April 9, 2018

The Honorable Darcy Paul, Mayor
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Dear Mayor Paul and Council Members:

On behalf of The Forum at Rancho San Antonio, I want to thank the City of Cupertino and the professional staff for their coordination and the City Council for considering our application for our Community Update. It has been a long time coming and we look forward to presenting our plans to the City Council. I also want to thank our own members, neighbors and others for their time, coordination and collaboration over the past many years.

Background:

Last year, The Forum celebrated its 27th Anniversary and we are very proud of the high-quality care and community we provide for Cupertino seniors. Unlike many Continuing Care Retirement Communities (CCRC's), The Forum is a cooperative, owned and managed by our 319 members who own Memberships and with spouses, totaling more than 500 residents of Cupertino. We are not a "for profit" company, but a group of seniors who came together 27 years ago to deliver the best care and services as we age here in Cupertino. All of the continuums of care at the Forum from Independent Living, Assisted Living, Memory Care, Skilled Nursing with our Rehabilitation Facilities and the entire campus are governed and highly regulated by the State of California Department of Health Services (DHS), Department of Social Services under state healthcare laws and regulations.

While we continue to deliver the highest quality continuum of care, our physical infrastructure and buildings require renovation, additions and new construction. The upgrades to our medical facilities are critical to comply with pending health care laws and to ensure The Forum's continued viability and success over the next 27 years. While we provide 5-star service, our buildings require major updates as we have reached that time in the buildings' life cycle.

Skilled Nursing with full bathrooms including a shower in all resident rooms; semi-private rooms with full partitions and picture windows for each resident, providing privacy and dignity; modern nursing stations with electronic monitoring with patient communication.

Community Updated Summary:

For these important reasons, we have spent the last seven years working on our Community Update. The upgrades include:

1. Additions to Skilled Nursing and rehabilitation facility
2. New Memory Care building



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3. Upgrades to Assisted Living including a main street design
4. New Multi-Purpose building
5. Fitness Center addition
6. Independent Living Villas

The villas are of particular importance for the success of our endeavor. It is the revenue from these villas that provides the equity required to fund the project. Because we are not a “for profit”, the owners must fund the improvements on their own. The villas are the financial engine that allows us to start the financial process to upgrade the critically needed medical facilities.

Neighborhood Outreach:

Over the past several years, we have shared our plans and received feedback, from our own membership, adjacent neighbors and the surrounding neighborhood. The more than 40 meetings and updates have included:

- Neighborhood Open Houses
- Small Group & individual Meetings
- Follow up meetings with individual neighbors

We have also provided multiple mailed updates to neighbors along the way including notices of city meetings and public hearings. Our goal has been to be as responsive to feedback and neighbor requests as possible, while ensuring we have a financially feasible plan and sustainable community going forward.

Neighborhood Feedback and Requests:

In terms of our outreach, we have received positive comments about the Forum as an organization and few or no comments regarding the more core medical facilities as they are interior to the property. The focus has mostly been on the villa's interface with adjacent neighbors. Below please find what we heard, our direct response to neighbor feedback and the requested 23 Villa plan shared with the Planning Commission.

From the broader neighborhood we had requests to:

- Increase setbacks and green buffer at Oak Valley entry

From our adjacent neighbors on the berm, we had requests to:

- Eliminate or relocate Villas from the Berm and one near the Health Center
- Increase setbacks
 - Reduce width of frontage road
 - Relocate frontage road entry
 - Remove parallel parking
- Increase Privacy
 - Add privacy berm
 - Enhance landscaping
 - Install New Good Neighbor Fencing along the berm
- Improve the drainage at the boundary line to the Oak Valley development



25 Villa Summary:

With our proposal, we planned the villas as all single story and 15 feet in height on the berm edge. The setbacks next to existing homes included a minimum of 25 feet rear yard setback like the Oak Valley neighborhood. They range from 29 feet to more than 60 feet from the property line and 52 to 85 feet between homes. Based on feedback from our adjacent neighbors during the review process, we looked at various ways to further respond to neighbor requests and have redrawn the berm plan multiple times.

23 Villa Compromise Plan:

In collaboration with our neighbors and as a compromise from our 25-villa plan, we request that the City Council approve the 23-villa plan presented to the Planning Commission. Twenty-three villas are the absolute minimum necessary for a financially viable plan and we are able and prepared to move forward with it with neighbor support. We support the 23-villa compromise.

This 23 Villa Plan:

- Eliminates four villas from the berm by relocating three villas to the lower ridge area on Via Esplendor and one to the front entry next to Villa 40 (Via Esplendor)
- Reduces a duplex to a single on upper Sereno Court and relocating the villa to the back of the Health Care Center

23 Villa Plan Modifications:

We have worked very hard to accommodate and collaborate with our adjacent neighbors and many of them have written the City Council in support of the 23-villa plan. We very much appreciate their collaboration and support.

It is in the spirit of this neighborliness and collaboration, that the revised 23-villa plan, for which we request approval, eliminates four villas on the berm including the Oak Valley entry and relocating them to other areas on site as requested. In addition, this 23-villa plan shifts locations of all the villas at the berm to provide significant additional setback from the Oak Valley neighbors.

To increase setbacks, privacy and other considerations for our neighbors we:

- Reduced frontage road width
- Eliminated parallel parking and revised to head in parking
- Narrowed the median planter area
- Relocated the frontage road entrance
- Eliminated four villas from berm
 - Two at the Oak Valley entry
 - Two Villas behind Starkey/Jacquet
 - Relocate Villas



- Increased setbacks for all neighbors
 - 5 -29 feet additional setback
 - 41-73 feet from property line
 - 66-96 feet between homes
- Improved privacy
 - Adds Privacy Berm
 - Enhances Landscaping Between Homes
 - Includes New Good Neighbor Fence

CEQA Review:

As was noted in the staff report, while an EIR was not legally or technically required and has been costlier and more time consuming, we appreciate that the City initiated an EIR to provide more information to the public. The villa reductions at the berm and villa relocations were evaluated in the EIR. The Draft EIR clearly demonstrates that the proposed project results in no Significant Unavoidable Impacts and no impacts that cannot be mitigated to less than significant. We concur with the staff recommendation for approval, along with the Environmental Review Committee's recommendation for certification of the EIR.

Conclusion:

While we may not be able to accommodate every single request, 23 villas in the locations proposed is the compromise that is supported by The Forum and our neighbors to ensure a financially viable project that can move forward to completion. The Forum has made every effort to directly respond to neighbor requests. We very much appreciate the dialogue and the ability to compromise with our neighbors. We request your approval of the 23-villa compromise plan on April 17, 2018 with the support of our neighbors, so that we can finally move forward with this exciting and necessary project for our community.

Thank you for your time and consideration of our Forum Community Update.

Sincerely,



Mary Elizabeth O'Connor
President, Retirement Housing Corporation (RHC)