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RE: Winchester Assisted Living  
15860 Winchester Blvd  
Project Description

Swenson is proud to present our proposed development, Winchester Assisted Living, located at 15860 Winchester Blvd, a two to three-story Assisted Living and Memory Care facility, consisting of 18 memory care units and 117 assisted living units for a combined total of 135 units. In addition to the living units, the project has two separate dining rooms, a commercial kitchen, theater, library, great room, and other common use spaces throughout. The outdoor spaces include both common use areas which consist of three different landscaped courtyards at the first-floor podium level as well as private use patios adjacent to the ground floor garden units to the south and east of our project.

In 2017, the site was originally entitled for a 30,070 square foot office building consisting of two-stories at 31 feet and 2 inches in height, with surface and underground parking with a total of 128 spaces. The newly proposed project includes the demolition of three single-family homes, a Conditional Use Permit to operate a Senior Assisted Living and Memory Care Facility, 54 parking spaces, and two Variance Requests. Site development would include courtyards, visitor and employee parking, new landscaping, and energy efficient construction, including solar.

The proposed building lot coverage is at 50%, conforming to the total lot coverage permitted in the 2020 General Plan for the Office Professional designated Land Use. The building height of the proposed project complies with the Office Land Use Designation along the Winchester Blvd frontage and southern property line. However, due to the topography and slope of the lot along Shelburne Way towards University Ave, the rear of the building does exceed the allowable 35-foot height limit.

As part of the development proposal, the project is requesting two variances. The first variance, the project is seeking to utilize the 2020 General Plan lot coverage maximum of 50% instead of the current zoning lot coverage maximum of 40%. The second variance, the proposed project height of the building is meeting the height requirements of the zoning code along the Winchester Blvd frontage, however due to the slope of the lot along Shelburne Way, the height of the building exceeds the 35-foot height limit at the mid and rear point of the property.

To accommodate the functionality of the facility and to provide a full-service senior care and assisted living operator, the project is seeking to achieve these two variances. The lot coverage variance request aims to achieve the long-term outlook of the 2020 General Plan while incorporating an efficient operator design and adhering to concerns from the neighbors regarding vertical massing. The intent of the height variance request due to the slope conditions of the site, is to accomplish architectural expectations and continuity set forth by the town general plan and CDAC, in addition to providing architectural features to act as screening for the solar panel system incorporated into the building.

The intent of the overall design of this project is to convey a hillside estate feel with an Italian revival influence that features elements of tiled roof with deep set decorative eaves, picture framed windows, symmetrical facades, columns, and balustrades. When designing this project, Swenson wanted to maintain the original rhythm of the neighborhood by replacing the existing three homes on the site with a structure that reflected the same three-part rhythm facing onto Winchester Avenue. These three segments of the building are in the general same location as the original homes with the most southern of these wings stepping down to second story. This was done as a way of creating visual interest through asymmetry and to segue between our project and the neighboring University Oaks townhomes to the south of our development. Our project steps down even further on either end of the building entrance with a framed entry / exit to the porte cochere.

The project goal is to provide high quality care facility for the aging senior population of Los Gatos and surrounding community. The development will offer a place for older residents to transition from their current residence and provide a safe and communitive environment for their age group, all while fitting symbiotically into the surrounding community and neighborhood.

Thank you for your time,

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