



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 08/9/2023

ITEM NO: 3

DESK ITEM

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DATE: August 9, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of One Existing Office and Four Residential Buildings, Construction of an Assisted Living and Memory Care Facility, Variance from the Maximum Height and Lot Coverage of the Zone, Merger of Four Lots Into One, and Removal of Large Protected Trees on Property Zoned O. **Located at 15860-15894 Winchester Boulevard and 17484 Shelburne Way.** APNs 529-11-013, -038, -039, and -040. Architecture and Site Application S-21-008, Conditional Use Permit Application U-21-010, Variance Application V-21-003, Subdivision Application M-22-008, and Mitigated Negative Declaration ND-22-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared for This Project.  
Applicant/Property Owner: Green Valley Corp. d.b.a. Swenson.

REMARKS:

Exhibit 16 includes public comment received between 11:01 a.m., Tuesday, August 8, 2023, and 11:00 a.m., Wednesday, August 9, 2023.

The Staff Report inadvertently omitted reference to the Conceptual Development Advisory Committee (CDAC) review of preliminary plans for the proposed project, which occurred on June 10, 2020.

The agenda and link to the staff report are available online here:

<https://www.losgatosca.gov/AgendaCenter/ViewFile/Agenda/06102020-1692>.

The meeting minutes are available here:

<https://www.losgatosca.gov/AgendaCenter/ViewFile/Minutes/06102020-1692>

PREPARED BY: Jennifer Armer, AICP  
Planning Manager

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Reviewed by: Community Development Director

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SUBJECT: 15860-15894 Winchester Boulevard and 17484 Shelburne Way/S-21-008, U-21-010, M-22-008, V-21-003, and ND-22-001  
August 9, 2023

EXHIBITS:

Previously received under separate cover:

1. Mitigated Negative Declaration with Appendices A through F (available online at <https://www.losgatosca.gov/15860WinchesterBoulevard>)

Previously received with August 9, 2023 Staff Report:

2. Location Map
3. Required Findings
4. Draft Conditions of Approval for Architecture and Site, Variance, and Lot Merger
5. Draft Conditions of Approval for Conditional Use Permit
6. Project Description
7. Letter of Justification
8. Market Study
9. Town's Consulting Architect Report
10. Applicant's Arborist Report by Arbor Resources
11. Town's Consulting Arborist Peer Review by Monarch Consulting Arborists
12. Mitigation Monitoring and Reporting Program
13. Development Plans
14. Public comments received by 11:00 a.m., Friday, July 21, 2023

Previously received with the August 9, 2023 Addendum Report:

15. Public Comment received between 11:01 a.m., Friday, August 4, 2023, and 11:00 a.m., Tuesday, August 8, 2023.

Received with this Desk Item Report:

16. Public Comment received between 11:01 a.m., Tuesday, August 8, 2023, and 11:00 a.m., Wednesday, August 9, 2023.