



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 09/19/2023

ITEM NO: 10

DESK ITEM

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DATE: September 19, 2023

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Consider an Appeal of a Planning Commission Decision to Approve the 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 Office. **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. Appellant: Eric Hulser. Project Planner: Jennifer Armer.

REMARKS:

Attachment 17 contains public comment received between 11:01 a.m., Monday, September 18, 2023, and 11:00 a.m., Tuesday, September 19, 2023.

ATTACHMENTS:

Attachments previously received with the September 19, 2023 Staff Report:

1. August 9, 2023, Planning Commission Staff Report, with Exhibits 2 through 14
2. August 9, 2023, Planning Commission Addendum Report, with Exhibit 15
3. August 9, 2023, Planning Commission Desk Item, with Exhibit 16
4. August 9, 2023, Planning Commission Verbatim Minutes

ATTACHMENTS (continued):

PREPARED BY: Jennifer Armer, AICP  
Planning Manager

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

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

DATE: September 19, 2023

5. August 9, 2023, Planning Commission Action Letter
6. Appeal of the Planning Commission decision, received August 21, 2023
7. Applicant Response Letter
8. Additional Materials Provided by the Appellant
9. Draft Resolution to Deny the Appeal and Uphold the Planning Commission Decision
10. Draft Resolution to Grant Appeal and Remand Project to Planning Commission
11. Draft Resolution to Grant Appeal and Deny Project
12. Draft Resolution to Grant Appeal and Approve the Project with Modifications
13. Public Comment

Attachments previously received with the September 19, 2023 Addendum:

14. Additional Response from the Applicant
15. Additional Materials from the Appellant
16. Public Comment

Attachments received with this Desk Item:

17. Public Comment received between 11:01 a.m., Monday, September 18, 2023, and 11:00 a.m., Tuesday, September 19, 2023