



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/10/2025

ITEM NO: 3

DESK ITEM

DATE: September 10, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval of a One-Year Time Extension for the Existing Architecture and Site (S-21-008), Conditional Use Permit (U-21-010), Variance (V-21-003), and Lot Merger (M-22-008) Applications to Demolish One Existing Office and Three Residential Buildings, Construct an Assisted Living and Memory Care Facility, a 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-25-034, Conditional Use Permit Application U-25-004, Variance Application V-25-001, and Subdivision Application M-25-007. A Mitigated Negative Declaration (ND-22-001) was Adopted for this Project. Applicant/Property Owner: Green Valley Corp. d.b.a. Swenson. Project Planner: Sean Mullin.

REMARKS:

Staff recommend that any motion to grant the requested extension only include making the findings required by Town Code Section 29.20.325 in Exhibit 2, and adopting the updated Conditions of Approval included as Exhibits 3 and 4.

The other findings included in Exhibit 2 are provided as context and are only relevant to whether or not there are any legal impediments to the requested extension, but it is not required that the additional findings be made again to grant the extension.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

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