

PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS

16245 Burton Road and Assessor Parcel Number 424-06-116
North Forty Specific Plan Amendment Application A-26-002

Forward a Recommendation to the Town Council on a Request for Approval to Amend the North Forty Specific Plan to Allow for a Senior Living Facility to be Authorized as a Permitted Use in the Northern District on Properties Zoned North Forty Specific Plan: Housing Element Overlay Zone. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval.

Property Owner: Tama Holdings LLC.
Applicant: Jared Gamelin.
Project Location: North Forty Specific Plan Area.
Project Planner: Jocelyn Shoopman.

FINDINGS:

Required finding for CEQA:

- The project is not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Required consistency with the Town's General Plan:

- That the proposed amendment to the North Forty Specific Plan is consistent with the General Plan and its Elements in that it allows for a senior living facility to be authorized as a permitted use in the Northern District.

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