



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 5

DATE: September 18, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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 and North Forty Specific Plan:Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-002. 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 Planner: Jocelyn Shoopman.

RECOMMENDATION:

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 (NF-SP) and NF-SP:Housing Element Overlay Zone (HEOZ).

PROJECT DATA:

General Plan Designation: NF-SP
Zoning Designation: NF-SP and NF-SP:HEOZ
Applicable Plans & Standards: General Plan; NF-SP
Parcel Size: 44 acres
Surrounding Area:

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

	Existing Land Use	General Plan	Zoning
North	Highway 85	N/A	N/A
South	Commercial	NF-SP	NF-SP
East	Highway 85	N/A	N/A
West	Highway 17	NF-SP	NF-SP:HEOZ

CEQA:

The proposed amendments are 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.

FINDINGS:

- As required, 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.
- As required, the proposed amendments to the NF-SP are 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.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision.

BACKGROUND:

A. North Forty Specific Plan Area

The NF-SP Area is approximately 44 acres and is bounded by Highway 85 to the north, Lark Avenue to the south, Highway 17 to the west, and Los Gatos Boulevard to the east.

The Town Council certified an environmental impact report (EIR) for the NF-SP on January 5, 2015. The NF-SP was adopted by the Town Council on June 17, 2015.

On August 1, 2017, the Town Council approved Phase I of the NF-SP, which included the construction of 320 residential units, of which 50 were affordable senior units; approximately 66,800 square feet of commercial floor area; on-site and off-site improvements; and a vesting tentative map.

On September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the NF-SP (Exhibit 8).

On January 13, 2026, the Town Council approved Phase II of the NF-SP, which included the construction of 450 residential units, of which 77 are designated as affordable units; approximately 15,074 square feet of commercial space; on-site and off-site improvements; and a vesting tentative map.

B. Conceptual Development Advisory Committee

The Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for an amendment of the NF-SP and redevelopment of the properties located at 16245 Burton Road and Assessor Parcel Number (APN) 424-06-116 on February 11, 2026. The staff report and minutes of the CDAC meeting are attached as Exhibits 3 and 4.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject properties requesting amendment of the NF-SP are located at 16245 Burton Road and APN 424-06-116 and are located within the Northern District of the NF-SP, on north side of Burton Road (Exhibit 1). The subject property is comprised of two separate parcels for an approximate combined total of 50,965 square feet. The proposed amendment to the NF-SP would apply throughout the Northern District of the NF-SP and would not be limited to the subject properties (Exhibit 9).

B. Project Summary

The applicant proposes to amend Table 2-1, Permitted Land Uses of the NF-SP to add a senior living facility as a permitted use in the Northern District (Exhibit 5). Redevelopment of the site is not proposed by the applicant at this time.

C. Zoning Compliance

The Zoning Ordinance is the primary document that implements the General Plan. It provides regulations regarding permitted land uses, development standards, and the development entitlement process for parcels of land in the Town of Los Gatos. The NF-SP is also a regulatory document that provides development regulations. The requirements of the NF-SP supplement and in some cases supersede the Zoning Ordinance within the Specific Plan boundary.

Table 2-1 of the NF-SP provides specific direction on permitted and conditionally permitted uses for each of three districts in the NF-SP. Uses not listed in Table 2-1 are prohibited. Presently, a senior living facility is not listed in Table 2-1, meaning that the use is not allowed.

DISCUSSION:

A. NF-SP Analysis

The applicant proposes to amend Table 2-1 of the NF-SP to add a senior living facility as a permitted use in the Northern District. The applicant's letter of justification states that the allowance of a senior living facility as a permitted use in the Northern District of the NF-SP will provide benefits to the Town by contributing to the supply of senior housing and supporting local and state housing objectives by introducing a range of housing options to the aging population (Exhibit 6).

Any future development of a senior living facility would require an Architecture and Site application and be subject to the development regulations of the NF-SP.

Redlined and clean versions of Table 2-1 of the NF-SP are provided in Exhibits 10 and 11.

B. CEQA Determination

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.

PUBLIC COMMENTS:

Project signage was installed on the site by September 10, 2026, in advance of the September 23, 2026, Planning Commission hearing.

CONCLUSION:

A. Summary

The applicant is requesting approval to amend Table 2-1, Permitted Land Uses of the NF-SP to add a senior living facility as a permitted use in the Northern District. The applicant is not proposing redevelopment of the site at this time.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation for approval of the amendment to Table 2-1 of the NF-SP. If the Planning Commission finds merit with the proposed amendment, it should:

1. Make the finding that project 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 (Exhibit 2);

2. Make the required finding that the NF-SP 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 (Exhibit 2); and
3. Forward a recommendation to the Town Council for approval of the amendments to the NF-SP in the draft Resolution (Exhibit 11).

C. Alternatives

Alternatively, the Planning Commission can:

1. Forward a recommendation to the Town Council for approval of the Draft Resolution with modifications; or
2. Continue the matter to a date certain with specific direction; or
3. Forward a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

1. Location Map
2. Required Findings
3. Conceptual Development Advisory Committee Staff Report, February 11, 2026
4. Conceptual Development Advisory Committee Meeting Minutes, February 11, 2026
5. Project Description
6. Letter of Justification
7. Property Photos
8. Resolution 2018-044
9. North Forty District Plan Map
10. Redlined Version of Table 2-1, Permitted Land Uses
11. Draft Resolution with Exhibit A