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

North Forty Specific Plan Amendment

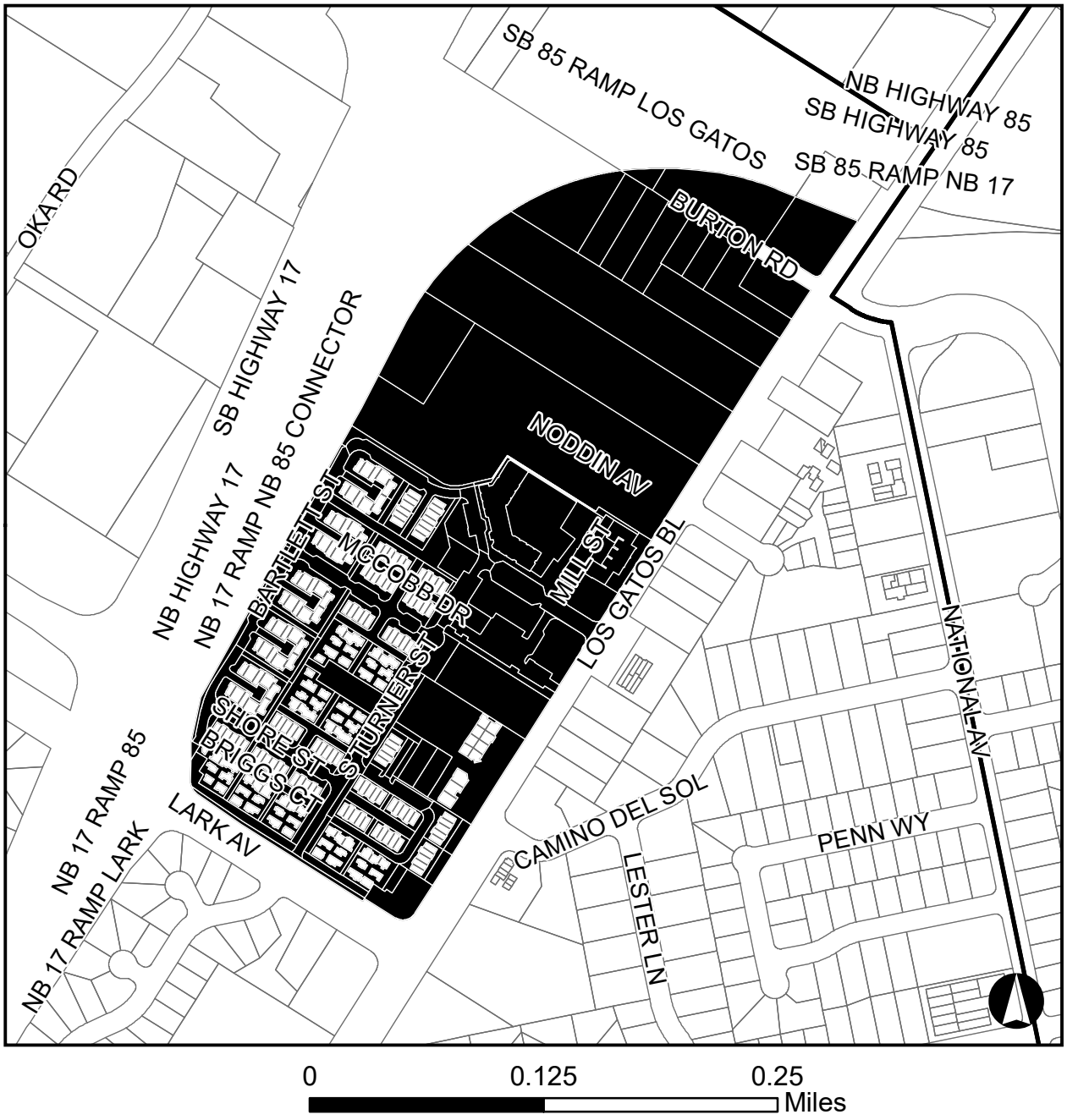


EXHIBIT 1

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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.

EXHIBIT 2

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TOWN OF LOS GATOS

CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE REPORT

MEETING DATE: 02/11/2026

ITEM NO: 3

DATE: February 6, 2026

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review of an Amendment to the North Forty Specific Plan and a Proposal for Construction of a Senior Living Facility (176 Units) on Property Zoned North Forty Specific Plan:Housing Element Overlay Zone. **Located at 16245 Burton Road and Assessor Parcel Number 424-06-116**. APNs 424-06-115 and 424-06-116. Conceptual Development Advisory Committee Application CD-26-001. Property Owner: Tama Holdings LLC. Applicant: Jared Gamelin. Project Planner: Jocelyn Shoopman.

ROLE OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE:

The Conceptual Development Advisory Committee (Committee) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 500 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PROJECT DESCRIPTION:

The applicant submitted an application (Attachment 2), project description (Attachment 3), context diagram (Attachment 4), and conceptual development plans (Attachment 5) for 16245 Burton Road and Assessor Parcel Number (APN) 424-06-116. The subject property is comprised of two separate parcels for an approximate combined total of 50,965 square feet, located on

PREPARED BY: Jocelyn Shoopman
Senior Planner

the north side of Burton Road and within the North Forty Specific Plan (NF-SP) boundary area (Attachment 1). The NF-SP was adopted by the Town Council on June 17, 2015. On September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the NF-SP.

The development plans for Phase I of the NF-SP included the approval of 320 residential units and approximately 66,000 square feet of commercial space. The development plans for Phase II of the NF-SP included the approval of 450 residential units and approximately 15,074 square feet of commercial space.

The applicant is proposing to amend the NF-SP to allow for an eight-story senior living facility to be authorized as a permitted use in the Northern District and construction of an eight-story building with 176 units (Attachment 3). The property contains an existing single-family residence.

Key elements of the proposed project are as follows:

- Amend the NF-SP to allow for a senior living facility to be authorized as a permitted use in the Northern District;
- Demolition of the existing single-family residence;
- Merging of two parcels into one parcel;
- Construction of an eight-story senior living facility at a proposed height of 88 feet, two inches;
- Memory care units on levels two and three and assisted living units on levels four through eight;
- Combination of studio, one-bedroom, and two-bedroom units spread amongst eight levels;
- Between 22 and 29 units on each level for a total of 176 units; and
- 90 parking spaces located in a basement garage and three surface parking spaces for a total of 93 spaces.

EXISTING GENERAL PLAN, ZONING, AND PLANNING AREA:

1. General Plan designation: North Forty Specific Plan Overlay.
2. Surrounding General Plan designations: NF-SP:HEOZ to the south and east; California State Route 17 to the west; and California State Route 85 to the north.
3. Zoning designation: NF-SP:HEOZ.
4. Surrounding zoning designations: NF-SP:HEOZ to the south and east; California State Route 17 to the west; and California State Route 85 to the north.

EXISTING CONDITIONS:

1. The project site is comprised of two separate parcels for an approximate combined total of 50,965 square feet (1.17 acres).

2. The project site is located on the north side of Burton Road (Attachment 1).
3. Surrounding land uses: Residential uses are located to the south; commercial uses are located to the east; California State Route 17 is located to the west; and California State Route 85 is located to the north.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the Committee. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the Committee is whether the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan
    a. General Plan Policy LU-1.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
    b. General Plan Policy LU-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
    c. General Plan Policy LU-6.7 states, "Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood."
    d. General Plan Policy LU-7.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."

2. Zoning
    a. Project site is zoned NF-SP:HEOZ and is surrounded by residential, commercial, and office uses as described above.
    b. HEOZ: A senior living facility is considered to be a commercial use. Pursuant to Section 29.80.510 (c) through (e) of the Town Code, the underlying development standards of the NF-SP shall apply to the project.
    c. Pursuant to Section 6.4.1 of the NF-SP, proposed developments within the Specific Plan Area may request to enter into a Development Agreement and will be reviewed pursuant to the established Architecture and Site Review and approval process as defined within Division 3 of the Zoning Ordinance or the Planned Development Overlay process.
    d. Use: A senior living facility use was not contemplated in the NF-SP and therefore is not listed as either a permitted or conditionally permitted use.
    e. Height: The maximum allowable height of a principal building as designed by the

NF-SP:HEOZ is 35 feet. The proposed height is identified in the conceptual development plans as 88 feet, two inches.

f. Setbacks: The conceptual development plans do not provide the proposed building setbacks for staff to verify the project's compliance with Tables 2-5 and 2-6 of the NF-SP.

g. Coverage: The conceptual development plans do not provide the proposed lot coverage for staff to verify the project's compliance with the maximum lot coverage of 50 percent.

3. Open Space and Community Recreation Space
   a. The NF-SP requires a minimum of 30 percent open space to be provided across the entire Specific Plan Area. The 30 percent requirement shall be calculated for each application or group of applications.

4. Parking and Circulation
   a. Parking requirements for a senior living facility are one parking space per two and one-half beds. The total parking requirement is 70 parking spaces.
   b. The proposed on-site parking is 90 spaces located in a basement garage and three surface parking spaces for a total of 93 spaces.
   c. Street improvements to Burton Road will be required as part of the development review of the project.

5. Traffic
   a. A traffic analysis will determine whether a traffic study or mitigation fees will be required.

6. Trees
   a. The conceptual development plans would result in impacts to protected trees. Any development application will be reviewed by the Town's Consulting Arborist to ensure that the Town's Tree Protection Ordinance is complied with.

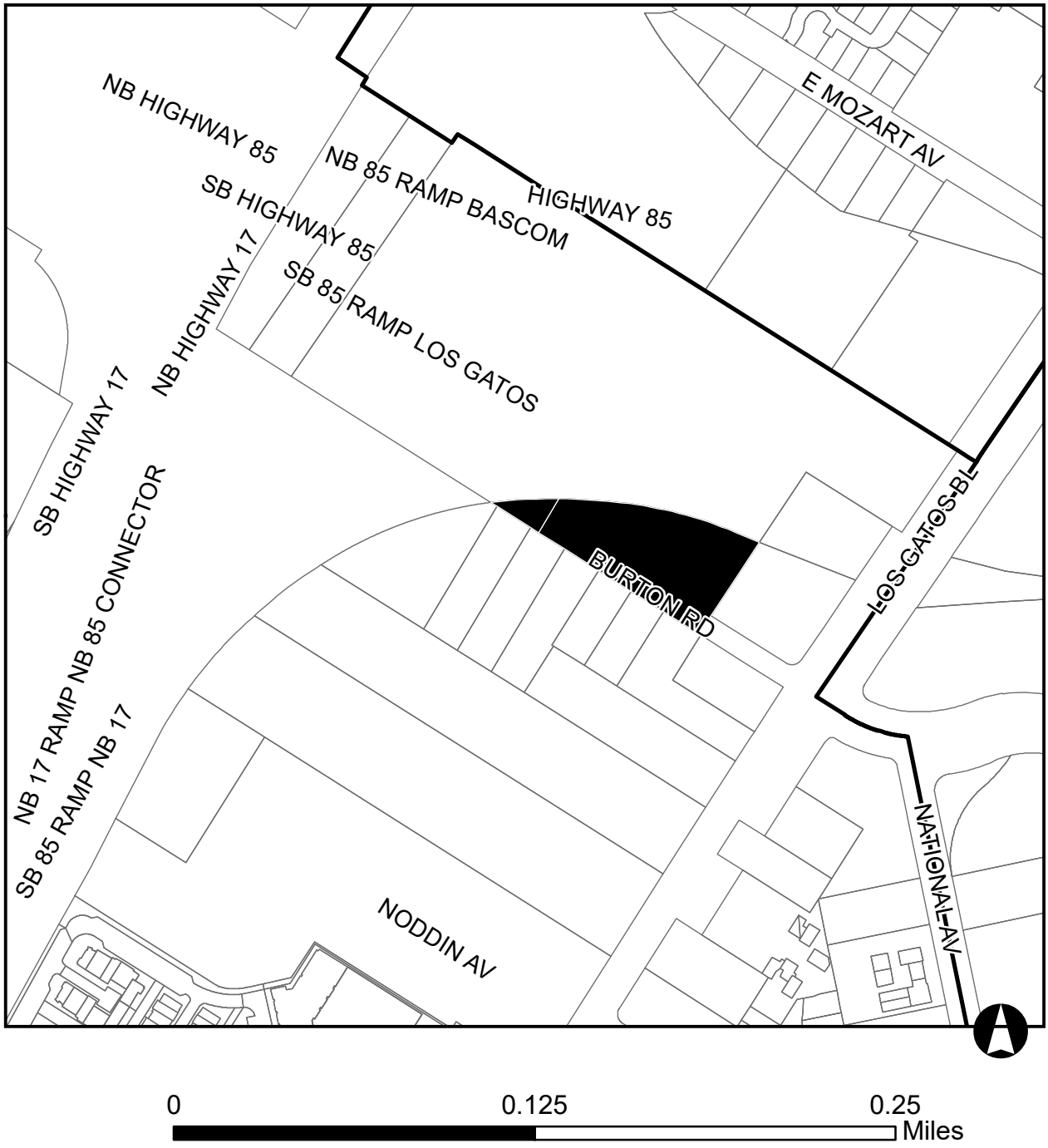
7. Environmental Review
   a. The project would need to be reviewed for compliance with the California Environmental Quality Act as grading, tree removals, and new construction would all be proposed.

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Project Description Letter
4. Context Diagram
5. Conceptual Development Plans
6. Planned Development Overlay Zone
7. North Forty Specific Plan: https://www.losgatosca.gov/DocumentCenter/View/44396/Amended-North-Forty-Specific-Plan-PDF

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16245 Burton Road and APN 424-06-116



ATTACHMENT 1

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APPLICATION FOR PROJECT REVIEW
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT
110 E MAIN STREET, LOS GATOS, CA 95030
PLANNING@LOSGATOSCA.GOV
408-354-6872

PLEASE SUBMIT APPLICATION WITH ALL REQUIRED DOCUMENTS VIA THE CITIZEN'S PORTAL:
https://permits.losgatosca.gov/Login-and-Manage-My-Records

PLEASE TYPE OR PRINT CLEARLY

1. **PROPERTY LOCATION:**
Address of subject property: 16183-16245 BURTON RD

2. **PROPERTY DETAIL:**
Lot Area: 1.09 acre
Zoning: North 40 Specific
APN: 2406115 & 42406116
Existing Use: Vacant & Residential

3. **APPLICANT:**
Name: Jared Gamelin
Phone: 408-816-2000
Address: 750 University Ave Suite 275
City: 750 University Ave Suite 275 State: CA Zip: 95023
Email: jared@madroneventures.com

4. **NAME OF PROPERTY OWNER: (If same as above, check here ☐)**
Name: Tama Holdings LLC
Phone: 408-816-2000
Address: 750 University Ave Suite 275
City: 750 University Ave Suite 275 State: CA Zip: 95023
Email: tamara@madroneventures.com

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER Signed by: Tamara Current 1A7F21AA54C04F9... **DATE** 1/21/2026

ACKNOWLEDGMENT FORM

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER Signed by: Tamara Current 1A7F21AA54C04F9... **DATE** 1/21/2026

DO NOT WRITE IN THIS SPACE.

Application #: _____

FEES PAID:	
PLPERMIT	$ 2,966.00
PLTRACK	$ 118.64
PLANAP	$ 296.60
PLPERMIT (noticing deposit)	$ 500.00
TOTAL	$ 3,881.24

ATTACHMENT 2

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ADMINISTRATIVE POLICY FOR PROCESSING "REQUESTS FOR REVIEW" BEFORE THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE (CDAC)

1. The Committee will meet once a month on a regular schedule (time and date to be determined by Committee members) if an application is pending.

2. The Committee shall consist of three Planning Commissioners and two Town Council persons.

3. Only one item will be permitted on each agenda.

4. The following materials constitute an application package and must be submitted through the Town's online portal:

   a. A signed application form available from the Community Development Department. The property owner must sign the application, or it will not be accepted.

   b. A brief, general description of the project and its location (no more than one typed page-double spaced).

   c. One set of plans. Schematic elevations are encouraged but are not required. The more information provided to the Committee, the more detailed the responses will be.

   d. Required filing fee pursuant to the adopted fee schedule.

   e. All materials (plans, letters, etc.) intended to be viewed by the Committee members prior to the meeting must be submitted at the same time the application is filed. Materials filed after the submittal will not be accepted. Materials may be brought to the meeting.

5. The prospective developer will be allotted five minutes to present the request to make a presentation to the Committee. Following the presentation, the Committee may ask questions of the prospective developer or staff. Members of the public will then be allowed up to three minutes to provide public comments. After public comments have concluded, the prospective development will have an additional three minutes to respond to any comments.

6. The Committee may only review a project <u>once</u> unless there are material changes to the plans and recommended by the Director of Community Development.

7. The Committee will not review a project for which any permit application has been submitted to the Planning or Building Department.

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8. A Committee agenda will be mailed and posted 72 hours before the meeting and notice of the hearing will be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within three hundred feet of the real property that is the subject of the hearing.

9. To make prospective project information accessible to the public, minutes of the meeting shall be kept.

10. There will be an action letter mailed out advising the prospective developer of the Committee's list of concerns and comments. This letter will be come part of the Development Review Committee staff report to the Planning Commission at such time as a formal application is filed.

11. The Committee review is based on policy issues only from Town documents included, but not limited to the General Plan and Zoning Code. There is no technical or ordinance compliance review by either the Committee or staff.

12. Committee members shall give their individual perspective about the project. The applicant shall not argue about such opinions or try to dissuade the Committee members.

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Community Development Application Process Agreement

This document explains the decision-making process used by the Town of Los Gatos for all land-use related applications and permits being considered by the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council. All applicants and their representatives/professionals are required to read, understand, acknowledge, and sign this disclosure prior to their application being deemed complete and ready for consideration.

All applications and permits presented to the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council are solely at their discretion, including but not limited to General Plan Amendments, Zoning Amendments, Planned Developments, Architecture and Site Applications, Conditional Use Permits, Subdivisions, Minor Residential Developments, and Removals from the Historic Resources Inventory. Staff and consultant recommendations, including those of the consulting architect, are in no way limiting on or indicative of any subsequent decision or direction from the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or Town Council.

Staff and consultant recommendations are based solely on the application of the Town's General Plan, Zoning and other ordinances, Specific Plans, Guidelines, and adopted policies. Staff's role is not to advocate for or support the interests of the applicant, but to ensure compliance with the aforementioned policy direction and to consider the proposed development's impacts on both the immediate neighborhood and the broader community.

Town Council policy prohibits the Planning Commission from discussing pending applications or permits with either the proponents or opponents of the application. **Applicants and their representatives are prohibited from directly or indirectly contacting or communicating with Planning Commissioners regarding the application except through publicly disclosed written communications.**

For Planning Commission matters appealed to the Town Council, in the appeal, and based on the record, the appellant bears the burden to prove that there was an error or abuse of discretion by the Planning Commission as required by Section 29.20.275. If neither is proved, the appeal shall be denied. If the appellant meets the burden, the Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, in its discretion, return the matter to the Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

Those signing below grant the Town of Los Gatos release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act

The undersigned h… …ument and acknowledge and agree to the statements above.

Property Owner: Signed by: Tamara Current 1A7F21AA54C04F9... ***DATE:*** 1/21/2026

Architect/Designer: _____ ***DATE:*** 1/21/2026

Civil Engineer: _____ ***DATE:***_____

Business Owner: _____ ***DATE:***_____

Other: _____ ***DATE:***_____

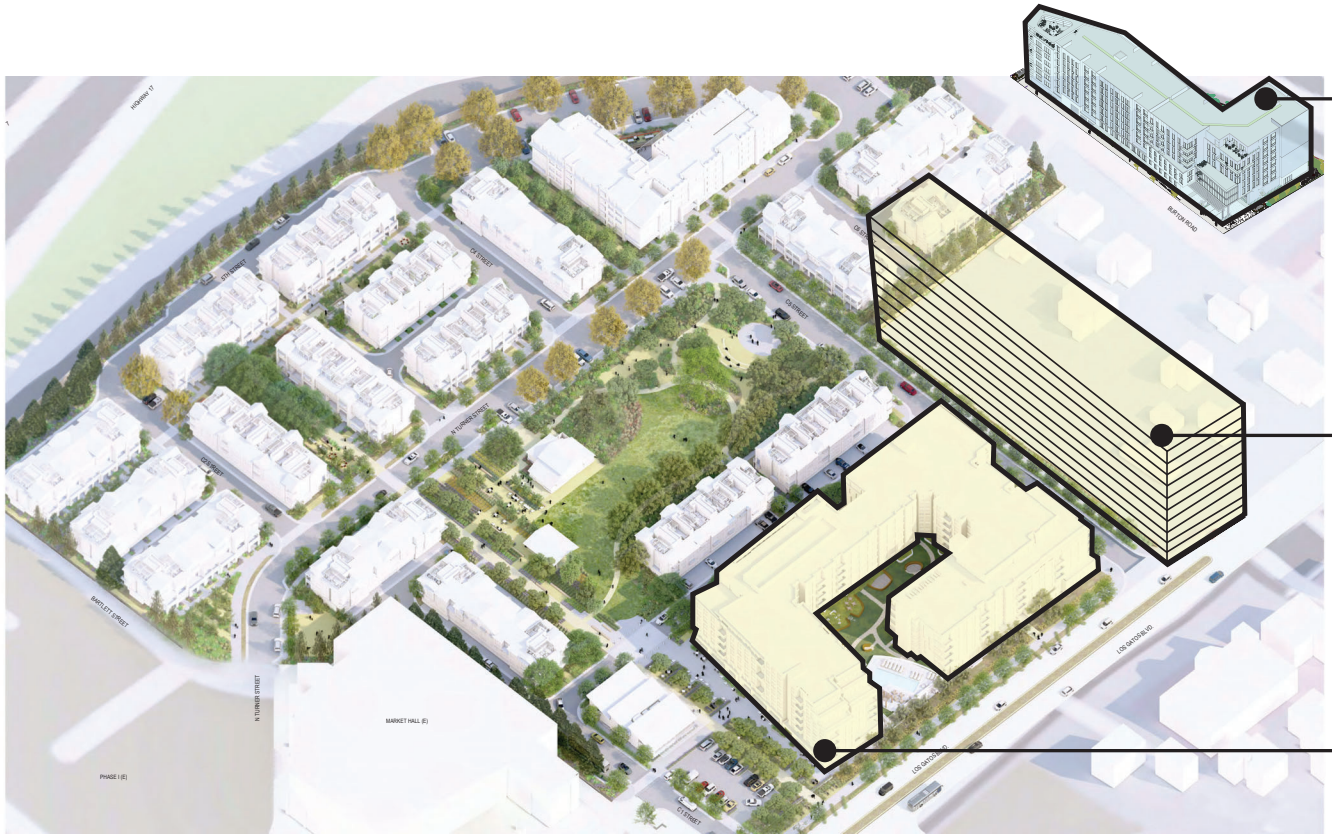
Community Benefit Statement – CDAC Submission
North 40 Specific Plan (Phase II)

The proposed eight-story senior living community located at 16425 Burton Road in Los Gatos, within the North 40 Specific Plan area, provides a meaningful public benefit by addressing the Town's growing need for age-appropriate housing while advancing the Plan's objectives for compact, efficient, and context-sensitive development.

The project is strategically situated along a freeway-adjacent edge condition on Burton Road, where existing transportation infrastructure establishes an appropriate setting for increased building height while limiting direct interface with lower-scale residential neighborhoods.

Purpose-built senior housing at this location allows longtime Los Gatos residents to age in place, reduces displacement pressures, and supports housing turnover within the broader community, while its operational characteristics generate fewer peak-hour vehicle trips than many alternative uses. Concentrating density vertically on this uniquely constrained and irregular parcel preserves land efficiency, enables enhanced on-site amenities and open space, and allows building massing and stepbacks to mitigate visual and neighborhood impacts.

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16245 BURTON ROAD

8-STORY SENIOR LIVING
176 UNITS



14849 LOS GATOS BLVD

9-10-STORY MULTI FAMILY
117 UNITS



GROSVENOR NORTH 40

7-8-STORY MIXED USE
450 UNITS

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SENIOR LIVING PROPOSAL

16245 BURTON ROAD, LOS GATOS, CA 95032

SHEET INDEX

PROJECT DIRECTORY

PROJECT DESCRIPTION

CONCEPT E9

176 UNITS

APPLICABLE CODES

PROJECT DATA

APN MAP



EXISTING SITE

VICINITY MAP

STUDIO
current
URBAN DESIGN + ARCHITECTURE
96 N.Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
16245 BURTON RD

Mixed Use Proposal

Consultant

PRELIMINARY REVIEW

Revision

No	Date

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2021
STATE OF CALIFORNIA

Sheet Information

Issue Date	12/02/25
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

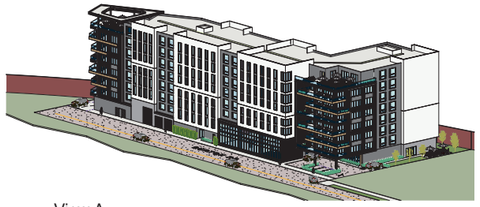
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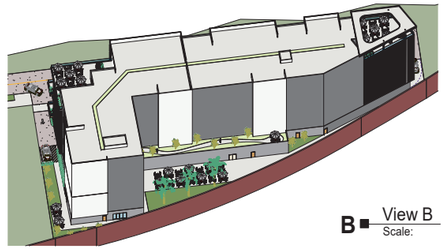
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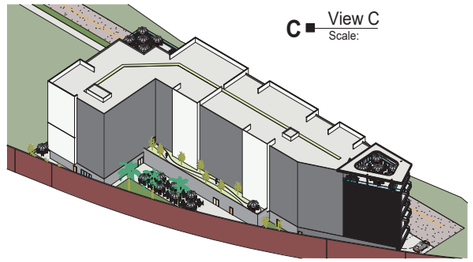
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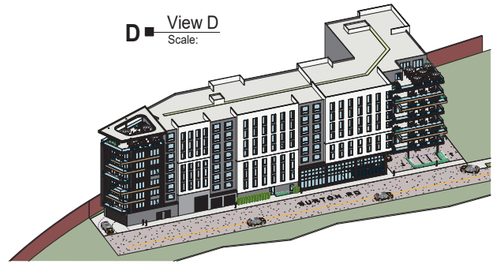
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Scale:



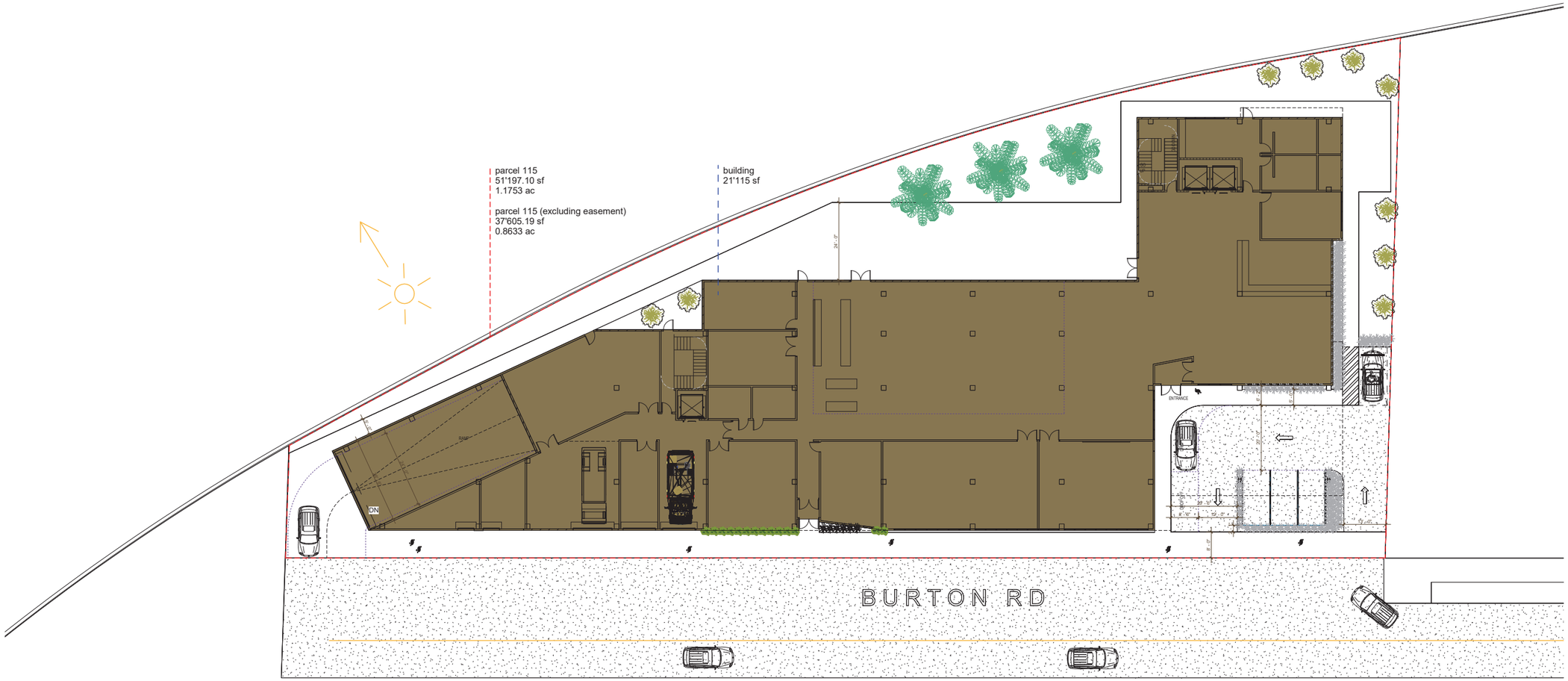
B ■ View B
Scale:



C ■ View C
Scale:



D ■ View D
Scale:



1 ■ SITE PLAN
Scale: 1/16" = 1'-0"

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LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2021
STATE OF CALIFORNIA

Sheet Information

Issue Date	12/27/24
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Checked	Checker
Approved	Designer
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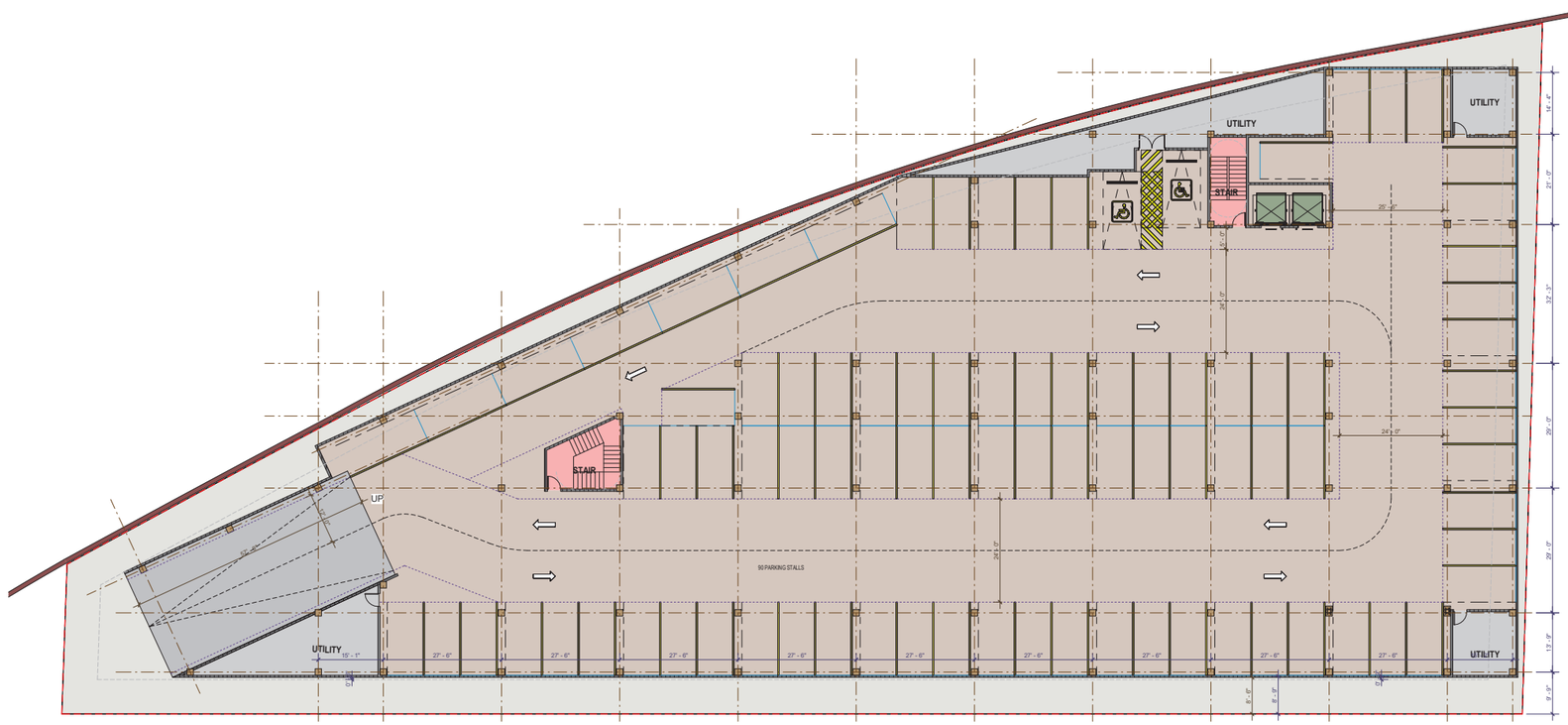
Sheet Title

SITE PLAN &
AXONOMETRIES

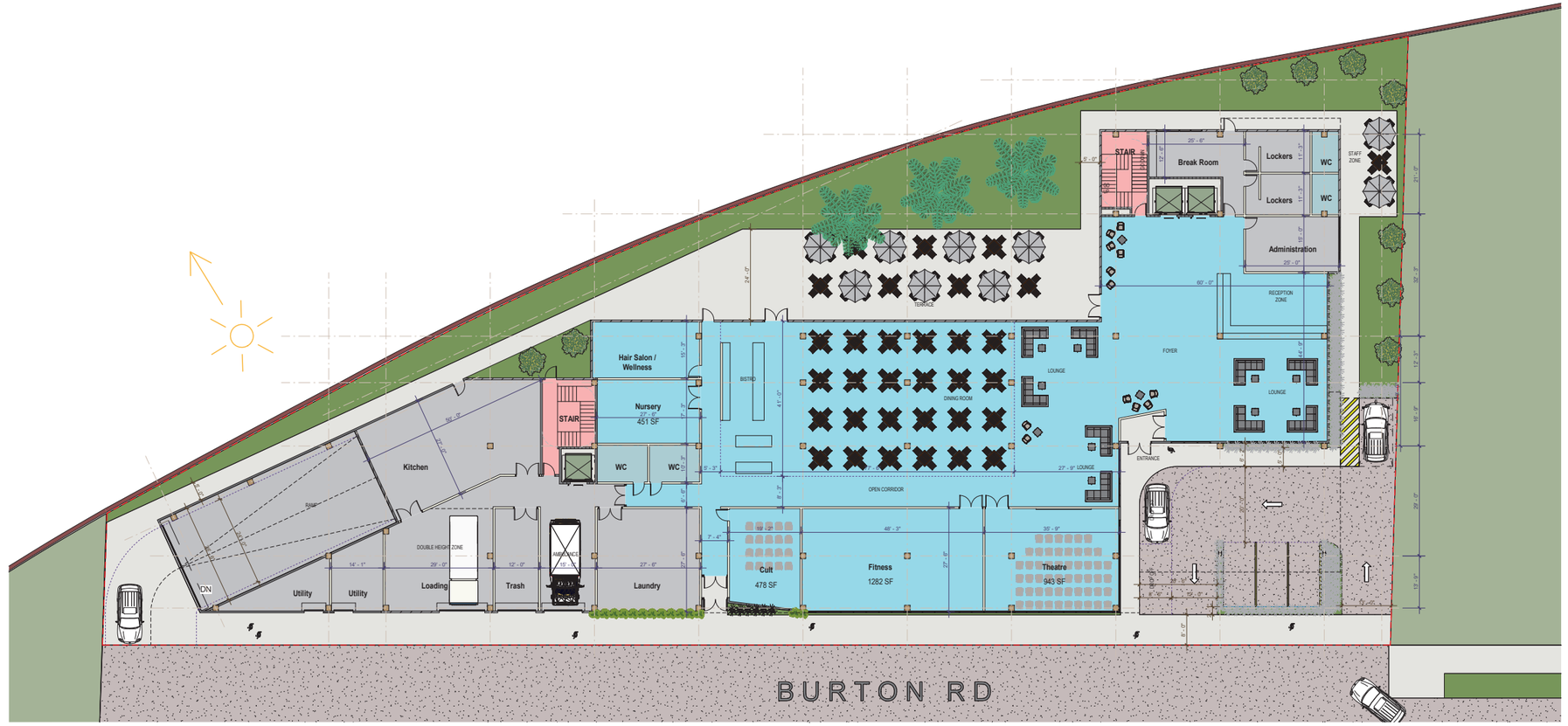
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U UND.GND - 1
Scale: 1/16" = 1'-0"



G GROUND FLOOR PLAN
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JEFFREY R. CURRENT
C 19444
REN. 1-31-2021
STATE OF CALIFORNIA

Sheet Information

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Sheet Title

UND. & GROUND LEVEL PLANS

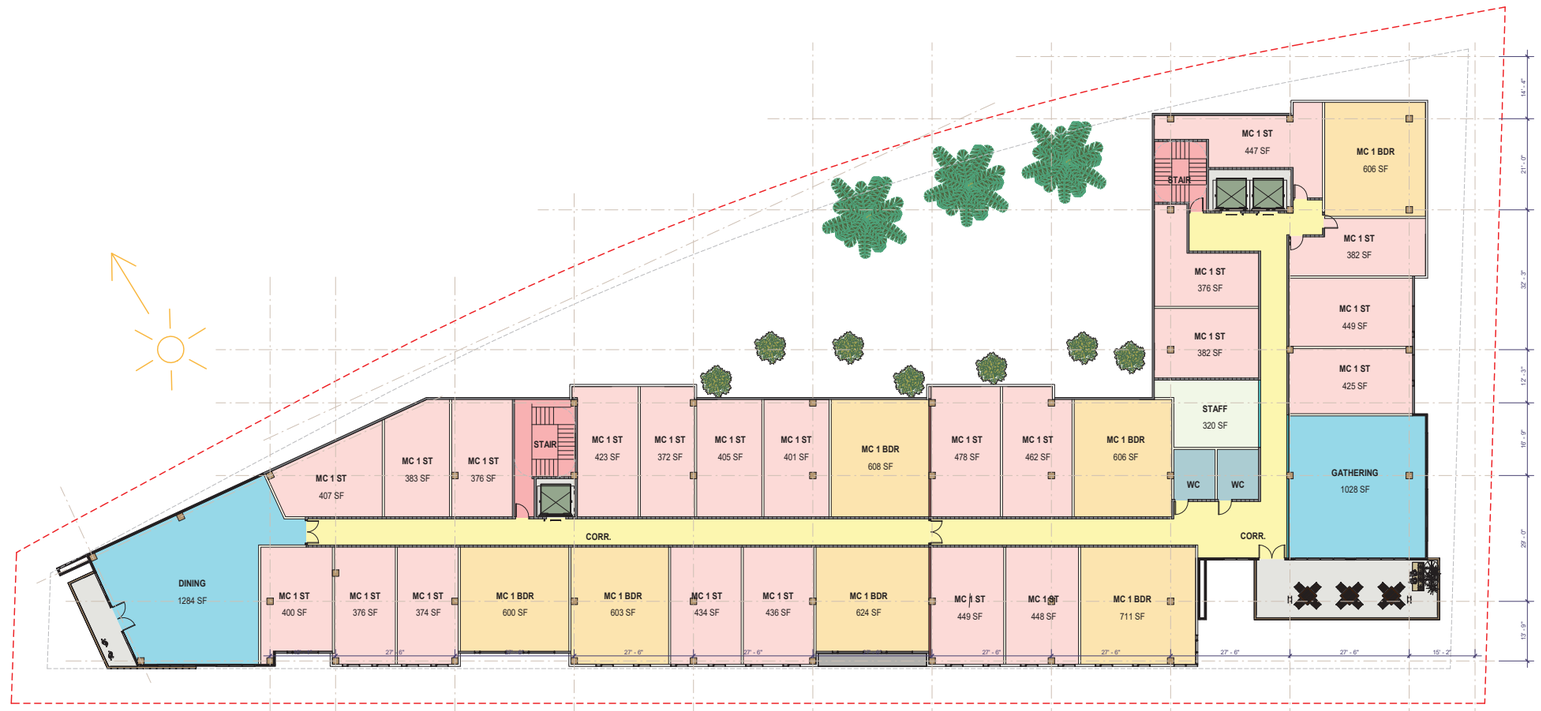
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2 LEVEL 2
Scale: 1/16" = 1'-0"



3 LEVEL 3 (similar to LEVEL 4)
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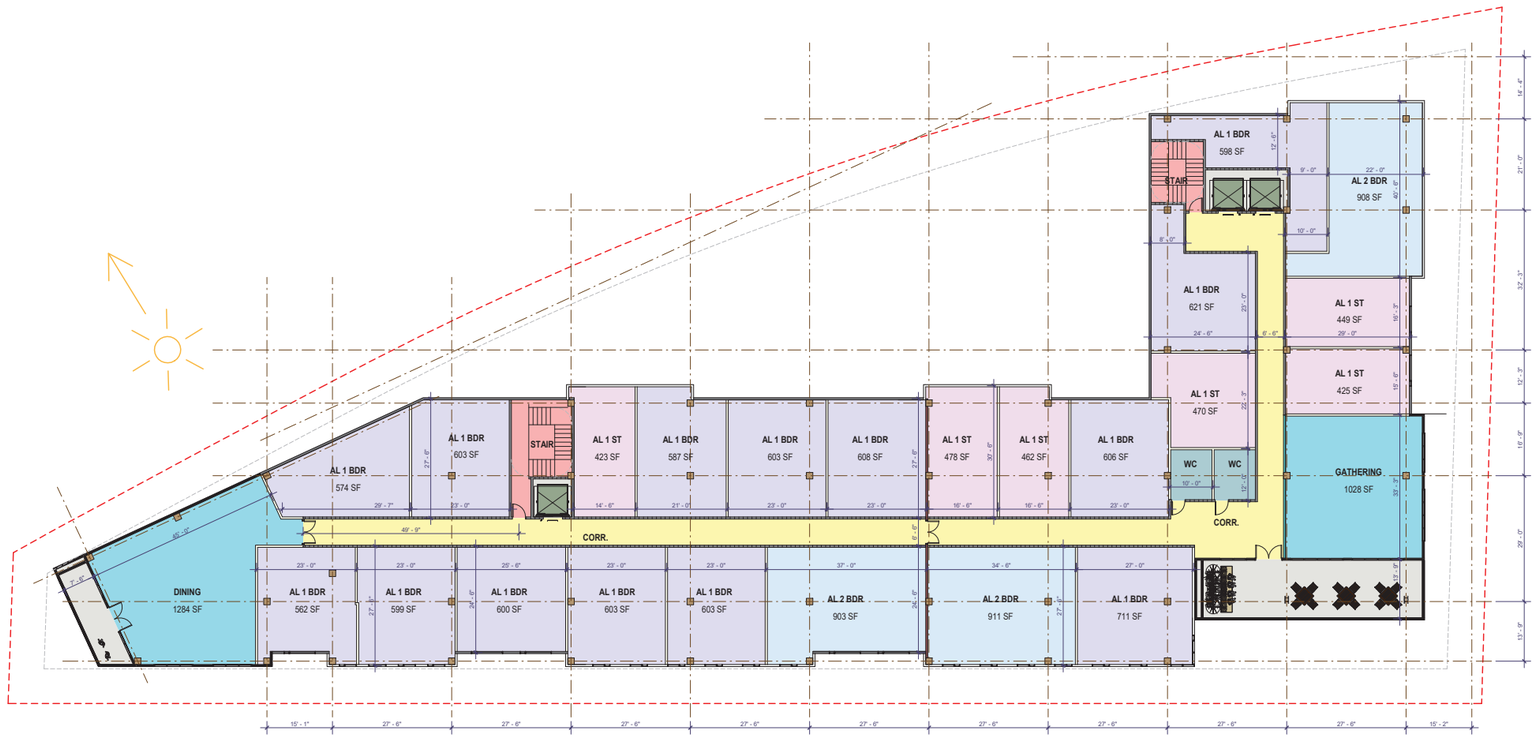
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LEVELS 2, 3 & 4 PLANS

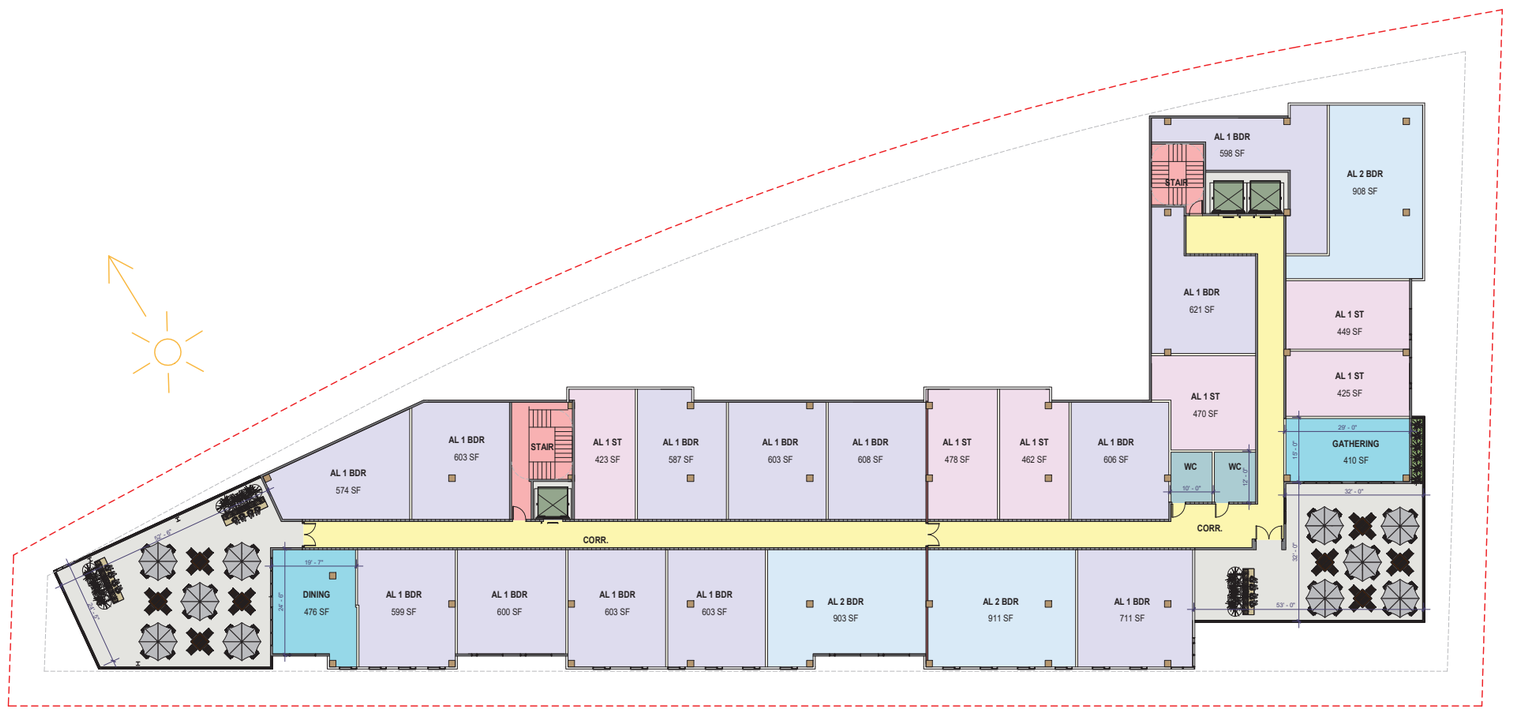
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5 LEVEL 5 (similar to LEVELS 6 & 7)
Scale: 1/16" = 1'-0"



8 LEVEL 8
Scale: 1/16" = 1'-0"

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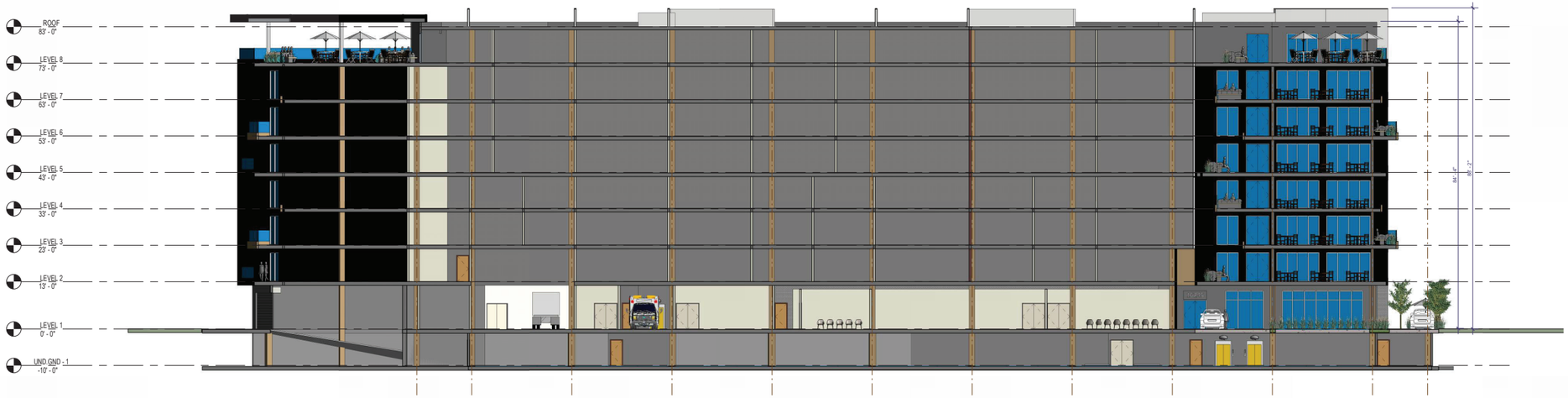
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Job Number	Project Number
Drawn	SC - NR
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Approved	Designer
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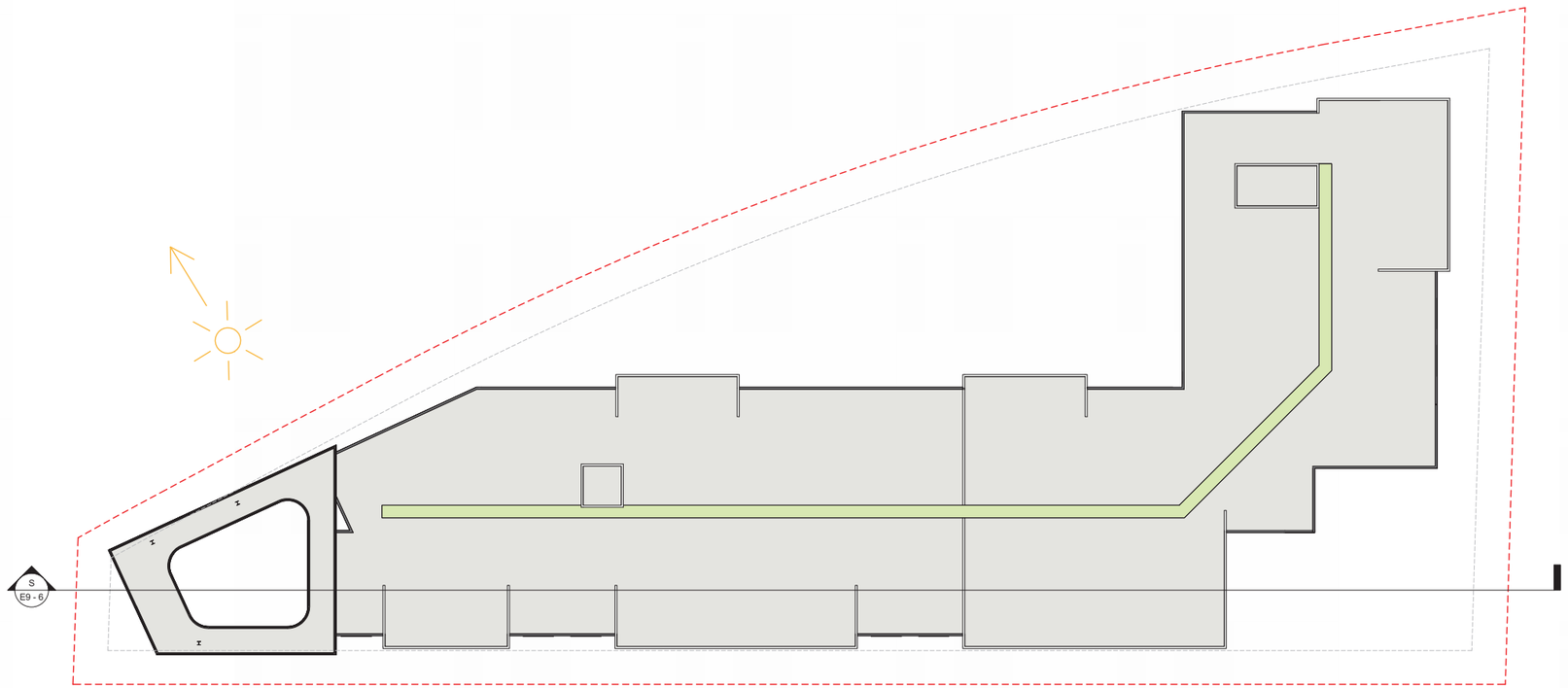
Sheet Title

LEVELS 5, 6, 7 & 8 PLANS

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S Section 1
Scale: 1/16" = 1'-0"



9 ROOF
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LICENSED ARCHITECT
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Sheet Information

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Job Number	Project Number
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ROOF & SECTION

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UNIT COUNT

8 STORY + BASEMENT

ASSISTED LIVING
ASSISTED LIVING
ASSISTED LIVING
ASSISTED LIVING
MEMORY CARE
MEMORY CARE
MEMORY CARE
GROUND LEVEL
BASEMENT

AL Studio	AL 1BDR	AL 2BDR
Name	Name	Name

AL 1 ST	AL 1 BDR	AL 2 BDR
Grand total: 24	Grand total: 55	Grand total: 12

MC Studio	MC 1BDR
Name	Name

MC 1 ST	MC 1 BDR
Grand total: 64	Grand total: 21

ASSISTED LIVING	91 units	26% ST; 61% 1BDR; 13% 2BDR
MEMORY CARE	85 units	75% ST; 25% 1BDR
TOTAL	**176 units**	

UNIT AREAS

AL STUDIO	425-478 SF
AL 1BDR	562-711 SF
AL 2BDR	903-911 SF
MC STUDIO	374-478 SF
MC 1BDR	589-711 SF

- INCLUDES PRIVATE BATHROOMS
- ALL UNITS ARE INDIVIDUAL UNITS
- NO PRIVATE BALCONIES

AMENITIES

- FOYER
- LOUNGE
- DINING ROOM
- BISTRO
- THEATRE
- FITNESS CENTER
- CULT ROOM / CHAPEL
- HAIR SALON / WELLNESS
- NURSERY
- OUTDOOR AREAS: TERRACE & GARDENS
- DINING & GATHERING ROOMS, PER LEVEL
- PLUS RESPECTIVES BALCONIES, PER LEVEL

GROSS AREA BUILDING

Gross Area LIVING

Level	Name	Area
LEVEL 1	LIVING	13054 SF
LEVEL 2	LIVING	4526 SF
LEVEL 2	LIVING	3989 SF
LEVEL 2	LIVING	817 SF
LEVEL 2	LIVING	3037 SF
LEVEL 2	LIVING	3561 SF
LEVEL 3	LIVING	8417 SF
LEVEL 3	LIVING	3989 SF
LEVEL 3	LIVING	817 SF
LEVEL 3	LIVING	3561 SF
LEVEL 4	LIVING	8417 SF
LEVEL 4	LIVING	3989 SF
LEVEL 4	LIVING	817 SF
LEVEL 4	LIVING	3561 SF
LEVEL 5	LIVING	8417 SF
LEVEL 5	LIVING	3989 SF
LEVEL 5	LIVING	1158 SF
LEVEL 5	LIVING	3628 SF
LEVEL 6	LIVING	8414 SF
LEVEL 6	LIVING	3989 SF
LEVEL 6	LIVING	1164 SF
LEVEL 6	LIVING	3628 SF
LEVEL 7	LIVING	8417 SF
LEVEL 7	LIVING	3989 SF
LEVEL 7	LIVING	1164 SF
LEVEL 7	LIVING	3628 SF
LEVEL 8	LIVING	5726 SF
LEVEL 8	LIVING	3989 SF
LEVEL 8	LIVING	1164 SF
LEVEL 8	LIVING	2993 SF
LEVEL 8	LIVING	1253 SF
Grand total		129261 SF

Gross Area SERVICE

Level	Name	Area
UND.GND - 1	SERVICE	1279 SF
UND.GND - 1	SERVICE	248 SF
UND.GND - 1	SERVICE	239 SF
UND.GND - 1	SERVICE	241 SF
LEVEL 1	SERVICE	5054 SF
LEVEL 1	SERVICE	1445 SF
LEVEL 2	SERVICE	4474 SF
LEVEL 3	SERVICE	3669 SF
LEVEL 4	SERVICE	3669 SF
LEVEL 5	SERVICE	3260 SF
LEVEL 6	SERVICE	3255 SF
LEVEL 7	SERVICE	3255 SF
LEVEL 8	SERVICE	3196 SF
Grand total		33282 SF

Gross Area GARAGE

Level	Name	Area
UND.GND - 1	GARAGE	30134 SF
LEVEL 1	GARAGE	1561 SF
Grand total		31695 SF

LIVING+SERVICE+GARAGE

Name	Area
GARAGE	31695 SF
LANDSCAPE BALCONIES	10020 SF
LIVING	129261 SF
SERVICE	33282 SF
Grand total	204258 SF

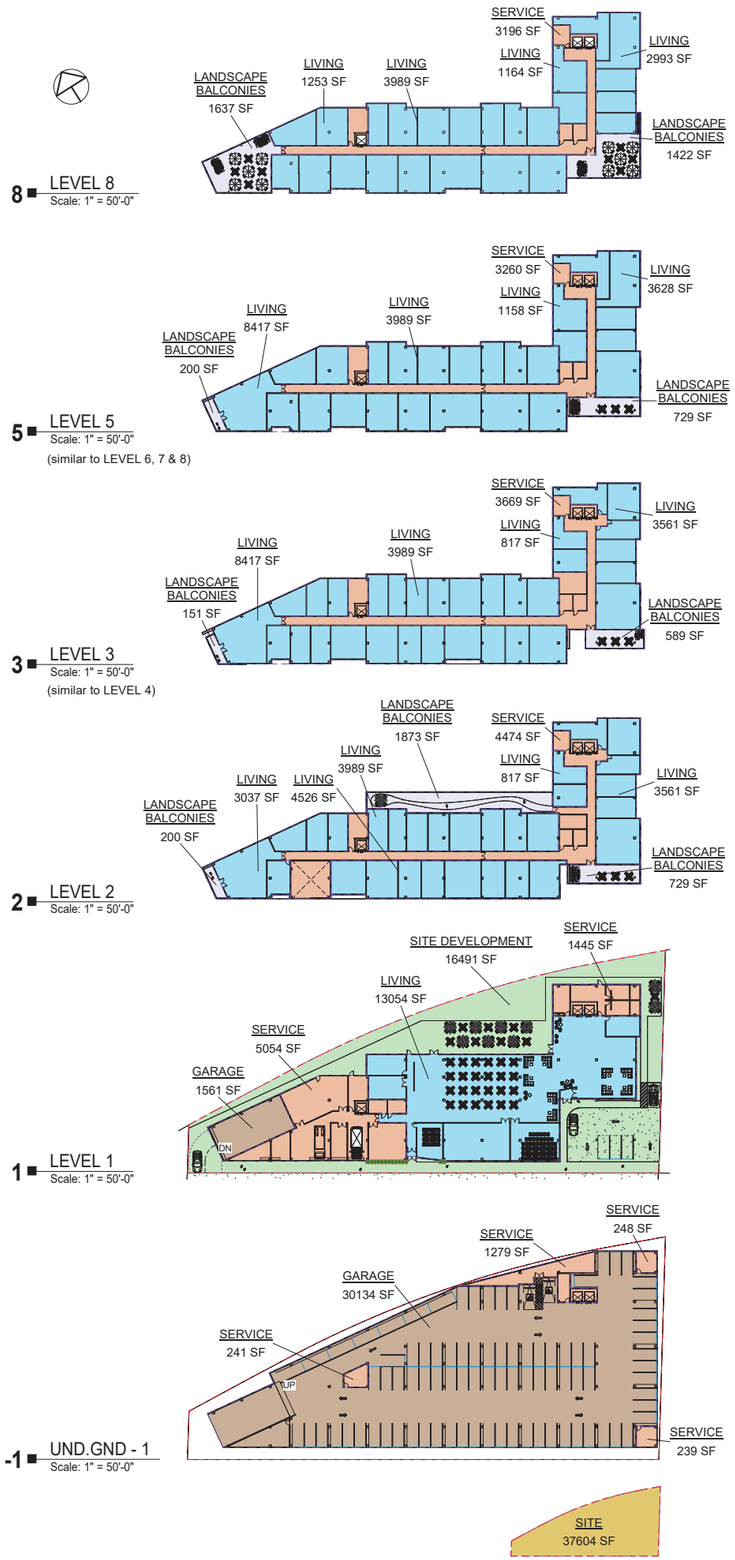
GROSS AREA OPEN AREAS

Gross Area LANDSCAPE BALCONIES

Level	Name	Area
LEVEL 2	LANDSCAPE BALCONIES	1873 SF
LEVEL 2	LANDSCAPE BALCONIES	729 SF
LEVEL 2	LANDSCAPE BALCONIES	200 SF
LEVEL 3	LANDSCAPE BALCONIES	151 SF
LEVEL 3	LANDSCAPE BALCONIES	589 SF
LEVEL 4	LANDSCAPE BALCONIES	126 SF
LEVEL 4	LANDSCAPE BALCONIES	749 SF
LEVEL 5	LANDSCAPE BALCONIES	200 SF
LEVEL 5	LANDSCAPE BALCONIES	729 SF
LEVEL 6	LANDSCAPE BALCONIES	589 SF
LEVEL 6	LANDSCAPE BALCONIES	151 SF
LEVEL 7	LANDSCAPE BALCONIES	126 SF
LEVEL 7	LANDSCAPE BALCONIES	749 SF
LEVEL 8	LANDSCAPE BALCONIES	1422 SF
LEVEL 8	LANDSCAPE BALCONIES	1637 SF
Grand total		10020 SF

Gross Area SITE DEVELOPMENT

Level	Name	Area
LEVEL 1	SITE DEVELOPMENT	16491 SF
Grand total		16491 SF



REFERENCES

ORGANIZATIONAL CHART
EMERALD VALLEY - DUBLIN, CA
https://www.mbkseniorliving.com/senior-living/ca/dublin/emerald-valley/

LEVEL 4
- **20 SENIOR APARTMENTS**
(7X ST - 11X 1BDR - 2X 2BDR = 20 UNITS)

LEVELS 3 & 4 - EXTERIOR PATIOS, BALCONIES, INTERIOR COMMON GATHERING SPACES

LEVEL 3
- **7 SENIOR APARTMENTS**
- **13 HIGH-ACUITY** SENIOR ASSISTED LIVING UNITS (RESIDENTS NEED REGULAR ASSISTANCE, THEY HAVE FULL KITCHEN AND BATHROOM FOR INDEPENDENT LIVING)
(7X ST - 11X 1BDR - 2X 2BDR = 20 UNITS)

LEVEL 2
- **32 MEMORY CARE SUITES** (RESIDENTS HAVE ALL MEALS, HOUSEKEEPING, ACTIVITIES)
14 PRIVATE UNITS - 18 SEMI-PRIVATE UNITS

- DINING AREA, COMMON LIVING SPACE, EXTERIOR BALCONY

GROUND LEVEL
- **8 SENIOR APARTMENTS**, (1X ST - 7X 1BDR)

- KITCHEN, DINING SPACES, BISTRO, ACTIVITY ROOM, DEN, THEATHER, SALON, OTHER GATHERING SPOTS

- OVERALL: **80 UNITS**

ASSISTED LIVING, 48 UNITS (35 SENIOR APARTMENTS + 13 HIGH-ACUITY):

- 15X STUDIO (31%): 398-447 SQFT

- 29X 1BDR (60%): 532-646 SQFT

- 4X 2BDR (8%): 803 SQFT

32 MEMORY CARE SUITES
300-426 SQFT

40 PARKING STALLS
INCL. 2 ADA STALLS

4 STORY BUILDING — **1AC SITE**

ORGANIZATIONAL CHART
MORNING STAR – WEST SAN JOSE
https://www.morningstarseniorliving.com/communities/assisted-living-san-jose-west-san-jose/west-san-jose-360-tour/

- STUDIO:

ASSISTED LIVING UNIT	MEMORY CARE UNIT
AREA: min. 403 sqft max. 528 sqft examples: 528, 429, 420, 414, 474, 496, 434, 444, 414, 439, 414, 403	**AREA:** min. 350 sqft max. 457 sqft examples: 350, 384, 386, 457, 426, 445, 435, 453, 360, 443, 404, 417, 408,
INCLUDES: - Sink at the Kitchen; - Laundry closet with wash machine.	

- 1 BED, 1 BATH:

ASSISTED LIVING UNIT	MEMORY CARE UNIT
AREA: min. 544 sqft max. 775 sqft examples: 638, 697, 689, 648, 577, 658, 616, 705, 671, 672, 775, 544	**AREA:** min. 585 sqft max. 671 sqft examples: 585, 600, 671
INCLUDES: - Sink and Microwave at the Kitchen; - Laundry closet with wash machine.	

- 2 BED, 2 BATH:

ASSISTED LIVING UNIT
AREA: min. 727 sqft max. 922 sqft examples: 727, 849, 922, 844, 901, 921, 797, 823
INCLUDES: - Sink and Microwave at the Kitchen; - Laundry closet with wash machine.

AMENITIES:
- **FOYER;**
- **DINING ROOM;**
- **BISTRO;**
- **LIFE ENRICHMENT;**
- **SALON;**
- **THEATRE;**
- **FITNESS CENTER;**
- **MEMORY CARE DINING ROOM;**
- **MEMORY CARE LIVING ROOM;**
- **MEMORY CARE LIFE ENRICH. ROOM.**

UNITS RATIOS: ???

ASSISTED LIVING	MEMORY CARE
- STUDIOS: x%	- STUDIOS: x%
- 1 BED, 1 BATH: x%	- 1 BED, 1 BATH: x%
- 2 BED, 2 BATH: x%	

PARKING: ???
- STAFF:
- RESIDENTS:
- GUESTS:

SERVICE SPACES: ???
- RESTROOMS;
- NURSERY ???
- CHAPEL, CULT ROOM ???

- ADMINISTRATION OFFICES;
- STAFF BREAK ROOM;
- LOCKER ROOM, BATHROOMS;
- KITCHEN;
- TRASH ROOM;
- STORAGE;
- UTILITIES;
...

OPEN COMMON AREAS: ???
- GARDENS;
- BALCONIES;
...

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LICENSED ARCHITECT JEFFREY R CURRENT C 19444 REN. 1-31-2021 STATE OF CALIFORNIA

Sheet Information

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Approved	Designer
Scale	As indicated

Sheet Title

GROSS AREA

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1 South West Elevation - Burton Road View
Scale: 1/16" = 1'-0"



2 South East Elevation
Scale: 1/16" = 1'-0"

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C 19444
REN. 1-31-2021
STATE OF CALIFORNIA

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Approved	Designer
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Sheet Title

ELEVATIONS

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ARTICLE VIII. OVERLAY ZONES AND HISTORIC PRESERVATION

DIVISION 1. GENERALLY

Sec. 29.80.010. Scope.

Overlay zones are the PD or planned development overlay zone, LHP or landmark and historic preservation overlay zone and PS or public school overlay zones. The zone with which an overlay zone is combined is called the underlying zone.

(Ord. No. 1316, § 4.80.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1344, 1-17-77; Ord. No. 1452, 12-17-79; Ord. No. 1571, 3-7-83)

Secs. 29.80.015—29.80.070. Reserved.

DIVISION 2. PLANNED DEVELOPMENT OVERLAY ZONE[1]

Sec. 29.80.075. Purpose and intent.

As more specifically provided in section 29.80.080(b), the purpose and intent of the planned development overlay zone (PD) is to preserve, enhance, and/or promote:

(1) The Town's natural and historic resources;

(2) The production of affordable housing;

(3) The maximization of open space; and/or

(4) A project that provides a public benefit to the citizens of the Town.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.080. Limitations on use of a planned development.

(a) The PD overlay is not intended for:

(1) Uses inconsistent with the general plan;

(2) Proposed development that is reasonably feasible under the existing Town Code; or

[1]Editor's note(s)—Ord. No. 2273, § I, adopted May 1, 2018, repealed the former div. 2 §§ 29.80.075—29.80.145, and enacted a new div. 2 as set out herein. The former div. 2 pertained to similar subject matter and derived from Ord. No. 1316, §§ 4.82.010—4.82.150, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1363, 8-1-77; Ord. No. 1500, 5-18-81; Ord. No. 1838, §§ III, IV, 11-5-90; Ord. No. 1942, § I, 5-17-93.

(3) A deviation of standards applicable to similar types of development.

(b) An application for a PD shall only be considered by the recommending and deciding bodies if it meets the purpose and intent of this division, and meets one (1) or more of the following criteria:

(1) A project that provides a public benefit to the citizens of the Town.

(2) Property that is designated within the Hillside Development Standards and Guidelines Area Map.

(3) Property that has a historical designation or is within a Landmark Historic Preservation (LHP) Overlay Zone.

(4) Property with a tree or "stand of trees" that is unique, historical, ecological, or of aesthetic value, as determined according to standards set forth in the Town's Tree Protection Ordinance.

(5) Property that contains a stream, channel, or creek that supports or has supported riparian vegetation, fish, and/or aquatic life as further defined in the guidelines and standards for land use near streams.

(6) A property with a geological hazard or within a fault zone.

(7) A property being considered for affordable housing as defined in the Town's adopted and certified housing element.

(8) A property being considered for a use or combination of uses not allowed in the Town's existing zoning districts.

(9) A property being considered for the creative use of the site consistent with the base zoning district.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.085. Relationship of planned developments to other adopted land use documents.

The planned development overlay shall not be used to deviate from general plan provisions, guidelines adopted by the Town Council, the standards contained in any existing land use regulation, or any other provision of the Town Code otherwise applicable to the property except as otherwise provided in section 29.80.095(4).

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.090. Requirements.

The PD application shall include text and plans or diagrams that clearly demonstrate and specify all of the following:

(1) Compliance with all sections of this division.

(2) Conformity of the PD to the goals, policies, applicable land use designation(s) and standards of the general plan.

(3) A plan or set of plans that identify characteristics existing on the property which warrant application of the PD overlay zone.

(4) Proposed distribution, location and extent of the land uses on the site, including open space.

(5) Proposed standards and criteria by which development will proceed, including standards for conservation, development and utilization of natural and/or historic resources.

(6) Proposed deviations from the land use regulations and development standards applicable to the underlying zoning district(s).

(7) Description of the public benefit of the proposal.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.095. Findings.

The deciding body, on the basis of the totality of the evidence and testimony submitted at the hearing, may adopt a PD if all of the following findings can be made:

(1) The proposed PD is in compliance with all sections of this division.

(2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

(3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

a. Housing with a minimum of forty (40) percent of the units affordable to households of very low, low, or moderate income; or

b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or

c. A development designed and sited to protect, preserve and enhance conservation and enrichment of hillsides, natural and/or historic resources, ridgelines, a tree or stand of trees, creek and riparian corridors, geologic hazard or fault zone, and open space; or

d. A project that maximizes open space; or

e. The proposed PD provides a public benefit to the citizens of the Town.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.100. Phased development.

Proposed phasing plans shall be reviewed and adopted by the Town Council only if each phase is self-sufficient and is not dependent on subsequent phases to fulfill infrastructure requirements and/or conditions of approval.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.105. Dedication prior to issuance of first building permit.

Development rights for required open spaces shall be dedicated in advance of the issuance of any building permits.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.110. Vested.

Failure to obtain building permits for the approved Planned Development within twenty-four (24) months from the date of approval will automatically void the PD ordinance, unless an extension of time has been granted by the Town Council for good cause shown.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.120. Amendments to previously approved planned development.

Amendments to a PD approved both prior to and after the adoption of this division may only be considered under this division and its provisions and must meet the requirements set forth herein.

(Ord. No. 2273, § I, 5-1-18)

Secs. 29.80.125—29.80.210. Reserved.

DIVISION 3. HISTORIC PRESERVATION AND LHP OR LANDMARK AND HISTORIC PRESERVATION OVERLAY ZONE

Sec. 29.80.215. Purposes.

It is hereby found that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of historic preservation is to promote the health, safety and general welfare of the public through:

(1) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.

(2) The development and maintenance of appropriate settings and environment for such structures.

(3) The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.

(4) The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

(Ord. No. 1316, § 4.86.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.220. Powers and duties of Planning Commission.

The Planning Commission:

(1) Shall recommend to the Town Council, after public hearing, concerning designation of landmarks and historic districts, as provided in Section 29.80.245.

(2) May establish and maintain a list of structures and other landmarks deserving official recognition although not designated as landmarks or historic districts, and take appropriate measures for recognition.

(3) Shall hear and determine architecture and site approval applications for demolition a designated landmark sites and principal buildings in historic districts, as provided in sections 29.80.270 through 29.80.290.

(4) May take steps to encourage or bring about preservation of structures or other features where the Planning Commission has decided to suspend action on a permit application, as provided in Section 29.80.285.

(5) Shall seek and consider a recommendation from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (1) and (3) above, and shall consult with or request assistance from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (2) and (4) above.

(Ord. No. 1316, § 4.86.020, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1831, § I, 7-16-90; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § V, 4-2-24)

Sec. 29.80.222. Powers and duties of the Planning Director.

The Planning Director:

(1) Upon recommendation by the Historic Preservation Committee, determines matters pertaining to historic preservation as provided in Section 29.80.227 that are not assigned to the Planning Commission.

(Ord. No. 2355, § VI, 4-2-24)

Sec. 29.80.225. Historic Preservation Committee.

(a) The Historic Preservation Committee acts as an advisory body to the Planning Commission and Planning Director on all matters pertaining to historic preservation. The Historic Preservation Committee shall consist of five (5) members, three (3) public members and two (2) Planning Commissioners. The public members shall be appointed by the Town Council, and the Planning Commission members shall be appointed by the Planning Commission Chair and affirmed by the Town Council.

(b) The Committee is composed of professional and lay members with demonstrated interest, competence, or knowledge in historic preservation. Committee members shall be appointed from among the disciplines of architecture, history, architectural history, planning, archeology, or other historic preservation-related disciplines such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology to the extent that such professionals are available in the community.

(Ord. No. 1316, § 4.86.040, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 1762, § I, 9-19-88; Ord. No. 1831, § II, 7-16-90; Ord. No. 1856, § I, 6-3-91; Ord. No. 1915, § III, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § VII, 4-2-24)

Sec. 29.80.227. Powers and duties of the Historic Preservation Committee.

The Historic Preservation Committee shall:

(1) Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.

(2) Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.

(3) Review and make recommendations to the Planning Director concerning minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.

(4) Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.

(5) May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.

(6) Review and make recommendations to the Planning Director on requests for removal of a pre-1941 property from the Historic Resources Inventory.

(Ord. No. 1915, § IV, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2169, § I, 10-20-08; Ord. No. 2355, § VIII, 4-2-24)

Sec. 29.80.230. Designation by ordinance.

(a) The Council may by ordinance designate:

(1) One (1) or more individual structures or other features, or integrated groups of structures and features on one (1) or more lots or sites, having a special character or special historical, architectural or aesthetic interest or value, as landmarks, and shall designate a landmark site for each landmark; and

(2) One (1) or more areas containing a number of structures having special character or special historical, architectural or aesthetic interest or value, and constituting distinct sections of the Town, as historic districts.

(b) Each designating ordinance shall include a description of the characteristics of the landmark or historic district which justify its designation, and a list of any particular features in addition to those features which would be affected by work described in section 29.80.260 that are to be preserved, and shall specify the location and boundaries of the landmark site or historic district.

(c) A lot zoned LHP may only be used in the manner provided in the underlying zone, however, the Town Council, on the basis of the evidence submitted at the hearing, may permit an existing use not otherwise permitted in the underlying zone to continue providing the Council makes the following findings:

(1) The use has been legal and continues to operate in a manner that is not detrimental to other uses in the general vicinity;

(2) There is no history of complaints about the use;

(3) Removal of the use to another location would effectively end the significance of the historical designation on the property; and

(4) The use has been legally and continuously operating for at least fifty (50) years.

The specific use and the findings to support its continuance shall be incorporated in the designating ordinance.

(d) If the use permitted by subsection (c) above is discontinued for one hundred eighty (180) consecutive days, the use shall not be resumed and the use of the property shall conform with the provisions of the underlying zone. Token use does not toll or interrupt a period of discontinuance.

(e) The property designated shall be subject to the controls and standards contained in this division. In addition, the property shall be subject to the following further controls and standards if imposed by the designating ordinance:

(1) For a publicly owned landmark, review of proposed changes in major interior architectural features.

(2) For a historic district, such further controls and standards as the Council finds necessary or desirable, including but not limited to facade, setback and height controls.

(f) The Council may amend or rescind a designation only by ordinance, after Planning Commission and Council hearings as required for original designations.

(Ord. No. 1316, § 4.86.050, 6-7-76; Ord. No. 1674, 2-18-86; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.235. Initiation of designation.

Initiation of designation proceedings shall be by resolution of the Council or Planning Commission. The date of initiation is the date the resolution is adopted.

(Ord. No. 1316, § 4.86.060, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.240. Procedure.

Except as provided by this division the proceedings for LHP or landmark and historic preservation overlay zone designation are the same as for any other zoning of land.

(Ord. No. 1316, § 4.86.070, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.245. Hearing by Planning Commission for proposed historic designation.

Notices required by sections 29.20.560 and 29.20.565, shall be mailed.

(1) *Action and time limit.* The Planning Commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this division and the general plan. The Planning Commission shall determine the matter within one hundred twenty (120) days after the initiation of designation proceedings.

(2) *Notice of action.* The Planning Commission shall promptly notify the property owner of action taken. If the Planning Commission approves or modifies the proposed designation in whole or in part, it shall transmit the proposal, together with a copy of the resolution of approval, to the Council.

(Ord. No. 1316, § 4.86.080, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.250. Notice of designation by Council.

When a landmark or historic district has been designated by the Council, the Town Clerk shall promptly notify the owners of the property included therein.

(Ord. No. 1316, § 4.86.100, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.255. Conformity required.

Construction, alteration, demolition or removal work for which a Town permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the deciding body has been granted as provided in sections 29.80.260 through 29.80.300, or unless the work conforms with the provisions of section 29.80.310.

(Ord. No. 1316, § 4.86.110, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.260. Permit required.

No person shall do any work listed below without first obtaining the required planning approval:

(1) Exterior alteration to a designated landmark, property in an historic district or pre-1941 structure consisting of any construction, addition, demolition, restoration or rehabilitation.

(2) Interior alterations that would affect the exterior of a designated landmark, a structure in an historic district or a pre-1941 structure.

(3) Construction of any type on a landmark site or within a historic district unless excepted by the designating ordinance, or of a type which does not affect the exterior appearance of the site, district or any structure on the site or in the district.

(Ord. No. 1316, § 4.86.120, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.265. Application for permit.

Prior to issuance of a building permit, a Notice to Contractor form must be signed by the contractor and posted at the job site stating that the property is on the Historic Resources Inventory and no deviations from the approved plans are allowed without prior review and approval. This information shall be affixed on the approved building plans.

(Ord. No. 1316, § 4.86.130, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2083, § I, 5-7-01)

Sec. 29.80.270. Reserved.

Editor's note(s)—Ord. No. 1914, § I, adopted Oct. 19, 1992, deleted former § 29.80.270, relative to the procedure for architecture and site approval, which derived from Ord. No. 1316, § 4.86.140, adopted June 7, 1976 and Ord. No. 1375, adopted Nov. 21, 1977.

Sec. 29.80.275. Reserved.

Editor's note(s)—Ord. No. 2083, § II, adopted May 7, 2001, repealed former § 29.80.275 of the Code entitled Notice which derived from Ord. No. 2041, § IV, adopted Feb. 2, 1998.

Sec. 29.80.280. Decision.

The Planning Commission shall consider any report from the Historic Preservation Committee and shall ascertain whether the proposed work conforms to this chapter and to the provisions of the designating ordinance.

(Ord. No. 1316, § 4.86.160, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.285. Suspended action.

To obtain sufficient time for steps necessary to preserve the structure concerned, the Planning Commission may suspend action on an architecture and site approval application to permit construction, alteration, demolition or removal for a period not to exceed one hundred eighty (180) days. The Council may, by resolution, extend the suspension for an additional period not to exceed one hundred eighty (180) days, if the resolution is adopted not more than ninety (90) days and not less than thirty (30) days prior to the expiration of the original one-hundred eighty-day period. During the suspension period, the Planning Commission may consult with the Historic Preservation Committee, the Los Gatos Heritage Preservation Society and other civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one (1) or more structures or other features, and take any other reasonable measures.

(Ord. No. 1316, § 4.86.170, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84)

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

(1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(3) For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

In any event applications shall not be granted for work which violates standards included in the designating ordinance or pre-1941 design guidelines.

(Ord. No. 1316, § 4.86.180, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1914, § II, 10-19-92; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.295. Exemptions for reconstruction.

Reconstruction of a designated structure shall be exempt from setback and height requirements if it is rebuilt as originally constructed, except for modifications approved in the permit.

(Ord. No. 1316, § 4.86.185, 6-7-76; Ord. No. 1546, 8-16-82; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.297. State Historical Building Code.

The California State Historical Building Code (SHBC) provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as cultural resources. As required by state law, the SHBC shall be used if the property owner requests its use for historic buildings in the Town's building permit procedure.

(Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.300. Showing of hardship in cases of proposed alterations, demolitions or construction.

If the applicant presents facts clearly demonstrating to the satisfaction of the Planning Commission that failure to approve the application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, the Planning Commission may approve the application even though it does not meet the standards set forth in either the enabling or designating ordinance.

(Ord. No. 1316, § 4.86.190, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.305. Applicability for proposed historic designation.

(a) No application for a permit to construct, alter, demolish or remove any structure or other feature on a proposed landmark site or in a proposed historic district, filed subsequent to the date of initiation of proceedings to designate the landmark site or historic district, shall be approved while the proceedings are pending; provided, however, that if final action on the designation has not been completed one hundred eighty (180) days after initiation of designation proceedings, the permit application may be approved.

(b) The regulations of this division do not apply to the construction, alteration, demolition or removal of any structure or other feature on a landmark site or in a historic district, where a permit for the performance of such work was validly issued and used before initiation of proceedings for designation of the landmark site or historic district. For the purpose of this subsection, a permit is used if substantial construction work specifically for the purpose for which the permit is issued is lawfully performed after the permit is issued, and in reliance on the permit. (The term "construction" includes grading.)

(Ord. No. 1316, § 4.86.200, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.310. Unsafe or dangerous conditions.

None of the provisions of this division shall prevent any measures of construction, alteration, or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the Building Official or the Fire Marshal, and where the proposed measures have been declared necessary, by such official to correct the condition; provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. If any structure or other feature is damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

(Ord. No. 1316, § 4.86.210, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.315. Duty to keep in good repair.

The owner, lessee, and any other person in actual charge or possession of a pre-1941 structure, designated landmark or structure in the LHP or landmark and historic preservation overlay zone shall keep all of the exterior portions in good repair as well as all of the interior portions which are subject to control by the terms of the designating ordinance, and all portions whose maintenance is necessary to prevent deterioration or decay of any exterior portion.

(Ord. No. 1316, § 4.86.220, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.320. Reserved.

Editor's note(s)—Ord. No. 1981, § I, adopted July 5, 1994, repealed former § 29.80.320, relative to filing fees, which derived from Ord. No. 1610, § I(4.86.230), adopted March 5, 1984 and Ord. No. 1952, § IV, adopted Aug. 2, 1993.

Secs. 29.80.330—29.80.400. Reserved.

DIVISION 4. PS OR PUBLIC SCHOOL OVERLAY ZONE

Sec. 29.80.405. Application.

The provisions of this division apply in the PS (Public School Overlay) zone. Land in any zone, but only land owned by a public school district, may be zoned PS. The rules of the PS zone allow uses that are not necessarily allowed by the rules of the underlying zone. Only land owned by a public school district may be used according to the rules of the PS zone.

(Ord. No. 1316, § 4.88.010, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.410. Intent.

Where practical, the Town wants public school offices, buildings and grounds to remain in public ownership and to be available for present or future public use. The PS or public school overlay zone is intended to allow school buildings to be used, without extensive exterior modifications, in ways which will make it unnecessary to sell schools.

(Ord. No. 1316, § 4.88.020, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.415. Permitted uses.

In addition to activities allowed in the underlying zone the following activities are allowed in buildings in the PS or public school overlay zone. However, no activity shall be conducted in a manner which would unreasonably interfere with nearby residential uses.

(1) Public building, police, fire, community center.

(2) Library, art gallery, museum.

(3) Park, plaza, playground.

(4) School or college not otherwise specified.

(5) Nursery school.

(6) Vocational or trade school.

(7) Business or professional school or college.

(8) Art, craft, music, dancing school.

(Ord. No. 1316, § 4.88.030, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Sec. 29.80.420. Uses permitted by conditional use permit.

The following uses are permitted in the PS or public school overlay zone by conditional use permit:

(1) All uses, not listed in section 29.80.415, specified as allowable with a conditional use permit by regulations of the underlying zone.

(2) Multiple-family dwellings.

(3) Activities involving controlled manufacturing, research and development, wholesaling and other light industrial uses.

(4) Warehousing.

(5) Offices, business, professional, or executive.

(Ord. No. 1316, § 4.88.040, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Sec. 29.80.425. Other regulations.

All other regulations of the underlying zone and the general provisions applicable to all zones apply to a PS or public school overlay zone.

(Ord. No. 1316, § 4.88.050, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.430. Playgrounds and playing fields.

The extent of the school playground and playing fields to be reserved for public use shall be designated at the time the public school zoning is adopted.

(Ord. No. 1316, § 4.88.060, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Secs. 29.80.435—29.80.500. Reserved.

DIVISION 5. HOUSING ELEMENT OVERLAY ZONE[2]

Sec. 29.80.505. Intent.

The Housing Element Overlay Zone (HEOZ) ordinance in this division is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as key housing opportunities. The designation of these sites will assist the Town in meeting its Regional Housing Needs Allocation (RHNA), as required by the State.

(Ord. No. 2353, § II, 3-5-24)

Sec. 29.80.510. HEOZ and underlying zoning.

(a) "By right" residential developments on sites with underlying zoning of RM, CH, or NF-SP (Table 1A below). Pursuant to Government Code Section 65583.2, subsections (h) and (i), in the HEOZ, residential developments with at least twenty (20) percent of the units proposed for "low income" households are subject to "by right approval." These developments are subject to the following:

(1) The developments must be developed within the density ranges specified in Table 1A below and in no event shall any residential development projects be developed below the minimum density of thirty (30) units per acre.

(2) The developments shall be subject to non-discretionary design review based on objective development standards in accordance with the procedures specified in Article II, "Administration and Enforcement," of Chapter 29, "Zoning Regulations," of the Town Code.

(3) No California Environmental Quality Act review shall be required.

(4) Any subdivision of sites in the HEOZ shall be subject to all laws, including, but not limited to, Chapter 24, "Subdivision Regulations," and sections 29.10.067—29.10-087 of the Town Code implementing the Subdivision Map Act.

(5) Residential units shall occupy at least fifty (50) percent of the floor area in all mixed-use projects.

(6) For residential developments and mixed-use projects, the standards set forth in Table 1A shall apply.

Table 1A HEOZ Development Standards for "By Right" Residential Development

General Plan Land Use Designation	Zoning	Minimum Yards	Maximum Lot Coverage	Maximum Floor Area	Maximum Height Limit (ft)	Density Units Per Acre

[2]Ord. No. 2353, § II, adopted March 5, 2024, repealed the former Div. 5, §§ 29.80.505—29.80.515, and enacted a new Div. 5 as set out herein. The former Div. 5 pertained to affordable housing overlay zone and derived from Ord. No. 2224, § I, 11-18-13; Ord. No. 2277, II, 8-21-18; Ord. No. 2347, § I, 11-21-23.

				Ratio (FAR)		
High Density Residential	R-M	As authorized by Section 29.40.645	75%	N/A	45 feet	30—40
Mixed-Use	CH	As authorized by Section 29.60.435	N/A	3.0	45 feet	30—40
North Forty Specific Plan	NF-SP	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	30—40

(b) For all other residential developments other than those described in subsection (a), the standards set forth in Table 1B below shall apply.

Table 1B HEOZ Development Standards for Other Residential Development

General Plan Land Use Designation	Zoning	Minimum Yards	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Height Limit (ft)	Density Units Per Acre
Low Density Residential	R-1	As authorized by Section 29.40.405	50%	N/A	30 feet	0—5
Medium Density Residential	R-1D, R-D, and R-M	As authorized by Section 29.40.405, 29.40.530, and 29.40.645	75%	N/A	35 feet	14—22 or 5—12 in Very High Fire Hazard Severity Zones
Neighborhood Commercial	C-1	As authorized by Section 29.60.225	N/A	1.0	35 feet	10—20
Central Business District	C-2	As authorized by Section 29.60.335	N/A	2.0	45 feet	20—30
Office Professional	O	As authorized by Section 29.60.100	N/A	1.0	35 feet	10—20

(c) The underlying zoning development standards will remain in effect for all other development without a residential component.

(d) Regardless of the underlying zoning designation, no residential use may be developed that does not meet the applicable HEOZ development standards.

(e) Where standards are not specified, the development standards provided in the underlying zoning district shall apply.

(Ord. No. 2353, § II, 3-5-24)

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MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
FEBRUARY 11, 2026

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular meeting on February 11, 2026, at 4:30 PM.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Chair Jeffrey Barnett, Vice Mayor Maria Ristow, Councilmember Mary Badame, Commissioner Joe Sordi, Commissioner Rob Stump.

Absent: None.

VERBAL COMMUNICATIONS

Karen Yamamoto

Provided comments regarding the alarm permit letter she received.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approve the Draft Minutes of the March 12, 2025, Conceptual Development Advisory Committee Meeting.**

MOTION: **Motion** by **Vice Mayor Ristow** to approve this item. **Seconded** by **Committee Member Stump**.

VOTE: **Motion passed (4-1, Sordi abstained)**.

2. **Approve the Conceptual Development Advisory Committee 2026 Meeting Schedule.**

MOTION: **Motion** by **Committee Member Stump** to approve the consent calendar. **Seconded** by **Councilmember Badame**.

VOTE: **Motion passed unanimously (5-0)**.

PUBLIC HEARINGS

3. **16245 Burton Road**
   Conceptual Development Advisory Committee Application CD-26-001

   Consider a Request for Preliminary Review of an Amendment to the North Forty Specific Plan and a Proposal for Construction of a Senior Living Facility (176 Units) on Property Zoned North Forty Specific Plan:Housing Element Overlay Zone. APNs 424-06-115 and 424-06-116.
   Property Owner: Tama Holdings LLC
   Applicant: Jared Gamelin
   Project Planner: Jocelyn Shoopman

Project Planner presented the staff report.

Open Public Comment.

Jared Gamelin, Applicant

This project is at the north edge of the North Forty Specific Plan. We are seeking to amend the North Forty Specific Plan to include a senior living community use. It is in close proximity to Good Samaritan hospital and surrounding medical services. We are looking to discuss the plan and get feedback on it.

Michaelle Williams, Architect

This site is zoned to permit mixed-use and office development, and the senior living facility is in line with this. The walkability, public space, and amenities would be great with this project.

Lee Fagot

There are issues of safety and costs to the Town for infrastructure support that has to be considered. This site is not in what is considered North Forty Phase II. What guidelines should be in place based on when the application was received since it is not included in the North Forty Phase II application. The height being proposed is not within the character of the Town. The emergency exit that will be required for this site needs to be considered due to the impact of the freeways in the area.

Karen Yamamoto

The height should be considered, as well as the emergency routes. With the Eden Housing building adjacent to the property, the concern is the safety of those people who may be disabled to be able to safely evacuate from the proposed senior living facility, including the staff. This proposal is not a SB 330 or Builder's Remedy project, so why is a nine story building being considered. A hotel would be great. While senior housing is needed, we need more affordable senior living options.

Jared Gamelin, Applicant

We appreciate your time on this.

Closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Consider including independent living units along with assisted living and memory care.
- Concerned with the proposed height and its visibility along the freeway since nothing over four stories has typically been approved.
- Has there been any thought around a hotel or gym use instead?
- Concerned that the proposed architecture does not fit the character of the Town.
- Emergency access and evacuation routes need to be a consideration for this type of project.
- Senior living is a needed use in the Town, but the use on this corridor of Los Gatos Boulevard is concerning given traffic congestion.
- Parking for the use may be an issue depending on the number of employees and visitors.
- Setbacks of the building are important to understand the project's impact along Burton Road and the adjacent Eden Housing building.
- Would like to see kitchens in the assisted living units.
- The height of the building should step down to better blend with the North Forty Phase II buildings.
- Concern with the scale and character of the building given its height and proposed architecture.
- Is there enough recreation and open space for the seniors?

OTHER BUSINESS

4. Elect a Chair and Vice Chair

MOTION: **Motion** by **Councilmember Badame** to nominate Jeffrey Barnett as Chair. **Seconded** by **Vice Mayor Ristow.**

VOTE: **Motion passed unanimously (5-0)**.

MOTION: **Motion** by **Chair Barnett** to nominate Rob Stump as Vice Chair. **Seconded** by **Vice Mayor Ristow**.

VOTE: **Motion passed unanimously (5-0)**.

ADJOURNMENT

The meeting adjourned at 5:55 p.m.
This is to certify that the foregoing is a true and correct copy of the minutes of the February 11, 2026, meeting as approved by the Conceptual Development Advisory Committee.

_____
Joel Paulson, Community Development Director

PROJECT DESCRIPTION

This application has been submitted to add senior living as an additional permitted use in the North 40 Plan. After completing a CDAC Project Review it was concluded that this use would be appropriate by the committee. We would like to proceed with this amendment.

EXHIBIT 5

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LETTER OF JUSTIFICATION

This application has been submitted to add senior living as an addition permitted use in the North 40 Plan. After completing a CDAC Project Review it was concluded that this use would be appropriate by the committee. We would like to proceed with this amendment.

The property currently has a vacant single-family residence, which constitutes a significant underutilization of the land. Documentation of the existing site will be provided as part of the application materials.

This project provides meaningful benefits to the Town of Los Gatos by contributing to the supply of much-needed senior housing. It directly supports local and state housing objectives by introducing a range of housing options tailored to an aging population. The inclusion of both independent and assisted living units will generate local employment opportunities while helping the Town meet city and state housing development requirements.

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Norman Y. Mineta Hwy
S Bascom Ave
Starbucks Coffee Company
The Starbucks Coffee Company
Andrew
Samaritan Dr
Los Gatos Oral and Facial Surgery
Los Gatos Creek Dental
Yuki Farms
De Flores Ln
Navdeep Dhatt - DPM , San Jose
N


SITE


SITE


CONTEXT


(E) HOUSE ON PROPERTY


CONTEXT


CONTEXT

EXHIBIT 7

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RESOLUTION 2018-044

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING AMENDMENTS TO THE NORTH 40 SPECIFIC PLAN.

APN 424-07-009, 010, 024 THROUGH 027, 031 THROUGH 037, 052 THROUGH 054, 060, 063 THROUGH 065, 070, 081 THROUGH 086, 090, 094 THROUGH 096, 099, 100, 102 THROUGH 112, 424-06-115, 116, AND 129.

PROPERTY OWNERS: YUKI FARMS, ETPH LP, GROSVENOR USA LIMITED, SUMMERHILL N40 LLC, DODSON, HIRSCHMAN, MATTES, VENTURA TRUSTEE, MOISENCO, LOS GATOS MEDICAL OFFICE CENTER LLC, LOS GATOS GATEWAY LLC, MBK ENTERPRISE, CONNELL, GIN, JOHN & ALLISON DIEP LLC, BERNAL, LG BOULEVARD HOLDINGS LLC, POLARIS NAVIGATION, EW REAL ESTATE LLC, LAZAAR ENTERPRISES LLC, KOTHARY, AND SWENSON TRUSTEE.

APPLICANT: TOWN OF LOS GATOS

WHEREAS, on June 17, 2015, the Town Council adopted the North 40 Specific Plan, providing detailed land use and development guidance for the area bounded by Highway 17 to the west, Los Gatos Boulevard to the east, Lark Avenue to the south and Highway 85 to the north.

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the North 40 Specific Plan in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, on September 27, 2016, the Town Council conducted a special meeting and provided suggestions for potential amendments to the North 40 Specific Plan; and

WHEREAS, Council direction was clear that potential amendments to the North 40 Specific Plan should not require changes to the Town's Housing Element or any additional environmental, economic, or other analysis; and

WHEREAS, the General Plan Committee met on October 27, 2016 and November 17, 2016 to discuss the Council's suggestions for potential amendments; and

WHEREAS, on November 17, 2016, specific potential amendments to the North 40 Specific Plan were forwarded by the General Plan Committee to the Planning Commission for their consideration; and

WHEREAS, the Planning Commission began its consideration of the potential North 40 Specific Plan amendments on December 15, 2016 and continued the matter to January 26, 2017; and

WHEREAS, on January 26, 2017, the Planning Commission completed its consideration of the potential amendments and forwarded their suggestions to the Town Council for consideration; and

WHEREAS, on October 3, 2017, the Town Council held a Study Session to discuss potential amendments to the North 40 Specific Plan, received public testimony, and requested additional information on a number of topics; and

WHEREAS, on November 14, 2017, the Town Council held a Special Meeting to discuss potential amendments to the North 40 Specific Plan, received public testimony, and provided staff direction for amendments to the North 40 Specific Plan; and

WHEREAS, on January 16, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the February 6, 2018 Town Council meeting with requests for additional information from staff; and

WHEREAS, due to the length of time anticipated to consider other items on the February 6, 2018 Town Council agenda this item was continued to the March 6, 2018 meeting; and

WHEREAS, on March 6, 2018, the Town Council held a continued public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the April 17, 2018 Town Council meeting with requests for additional information from staff; and

WHEREAS, staff was not been able to complete the work associated with the Town Council's requests for additional information from the April 17, 2018 Town Council meeting and the item was continued to the Town Council meeting on June 5, 2018; and

WHEREAS, on June 5, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the August 7, 2018 Town Council meeting with direction to staff.

WHEREAS, on August 7, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the August 15, 2018 Town Council meeting with direction to staff.

WHEREAS, on August 15, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan and continued the matter to the September 4, 2018 Town Council meeting with direction to staff to prepare a Resolution and exhibit for the amendments agreed to and voted on by a majority of the Town Council.

WHEREAS, on September 4, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan and received public testimony.

NOW, THEREFORE, BE IT RESOLVED:

1. The amendments to the North 40 Specific Plan attached as Exhibit A are approved.
2. The Town Council hereby adopts the following findings:
    a. The Town Council certified an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program for the North 40 Specific Plan on January 20, 2015 (Resolution 2015-002) and no additional environmental review is necessary for the proposed amendments; and
    b. The proposed amendments to the North 40 Specific Plan are consistent with the goals and policies of the General Plan and its elements.
3. In addition to the above findings, the Town Council approves the amendments based on the entire administrative record.
4. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of September, 2018, by the following vote:

COUNCIL MEMBERS:

AYES: Marcia Jensen, Steve Leonardis, Mayor Rob Rennie

NAYS: Marico Sayoc, Barbara Spector

ABSENT: None.

ABSTAIN: None.

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 9/5/18

ATTEST:

TOWN CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 9/10/18

6.4 ADMINISTRATION

This section describes the authority of the Specific Plan, the process which will be used to consider development applications, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

6.4.1 Specific Plan Administration

Proposed developments within the Specific Plan Area may request to enter into a Development Agreement and will be reviewed pursuant to the established Architecture and Site Review and approval process as defined within Division 3 of the Zoning Ordinance or the Planned Development Overlay process. In addition, proposed developments will be required to adhere to existing Zoning Ordinance regulations and processes for other types of discretionary review, such as those for conditional use permits, variances, and subdivisions.

Future Applications must be consistent with this specific plan standards or their intent and within the parameters studied in the EIR.

6.4.2 Relationship to Zoning Regulations

The land use and development requirements contained in this Specific Plan constitute the primary zoning and development regulations for the Specific Plan Area. These regulations are applied in addition to the Zoning Regulations provisions of the Zoning Ordinance (Chapter 29). If there is a difference or conflict between the requirements of the Town's Zoning Regulations and this Specific Plan, the provisions of this Specific Plan shall prevail.

6.4.3 General Plan Amendments

To be consistent with the Town's Vision Statement and Guiding Principles Developed in 2012, two General Plan guidelines and one policy that addresses the North 40 planning area will be amended. Refer to Section 1.4 of the Specific Plan for revised language.

6.4.4 Interpretation of Provisions and Uses

The Director of Community Development shall have the responsibility to interpret the provisions of this Specific Plan. If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Zoning Ordinance that are most applicable shall be used by the Director as guidelines to resolve the issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Ordinance.

If ambiguity arises concerning the appropriate classification of a particular land use, the Director shall have the authority to make an interpretation as to whether the use should be allowed because it is similar to other allowed uses in a particular Specific Plan District, or whether the use should not be allowed in any Specific Plan District.

The Director may refer any matter for interpretation to the Planning Commission for their consideration. The Planning Commission shall make the final decision on an interpretation. The Planning Commission's decision may be appealed to the Town Council.

2018-044
EXHIBIT A

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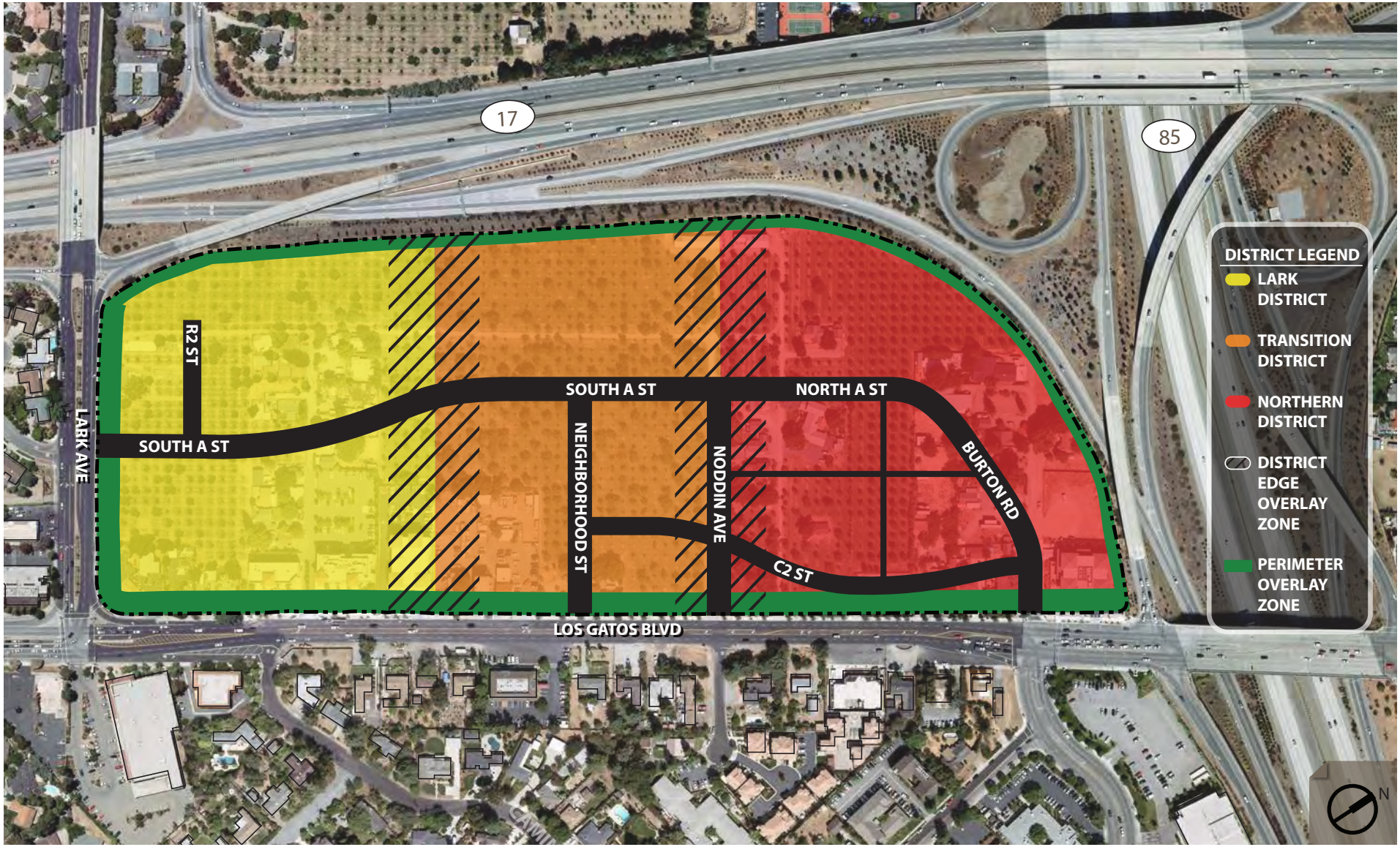


Figure 2-1 District Plan

2.4 PERMITTED LAND USES

The Specific Plan land uses help to create a pedestrian-oriented and interactive environment that is compatible with surrounding neighborhoods as well as provides for on-site uses that are compatible with each other. The Specific Plan specifies the desired mix, as well as the location of land uses. In general, lower intensity shops, offices, and residential land uses are envisioned in the southern portion of the Specific Plan Area. Moving northward, potential land uses transition to mixed-use residential and potential hospitality uses to provide a buffer between primarily residential uses in the southern portion of the Specific Plan Area and the entertainment, restaurant, and shopping uses envisioned in the northern portion of the Specific Plan Area. The Specific Plan establishes two primary land use categories to guide development within the Specific Plan Area. These land uses categories are: (1) non-residential – including retail, office, recreation, community services, restaurants, entertainment, and hotel, and (2) residential – including condominium, cottage cluster/garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Residential development is focused on multi-family housing types and shall be designed to attract the unmet housing needs of the community. Within the Transition District, the Specific Plan encourages the development of residential units over commercial development. It is important to provide an appropriate amount of residential development in the Specific Plan Area to create a sustainable and pedestrian-oriented mixed-use environment. Although residential uses will be an important component to the success of the Specific Plan Area, it will support the predominantly retail and neighborhood serving focus of the Transition and Northern Districts.

2.4.1 Permitted and Conditionally Permitted Uses

Primary uses for each of the three Districts are generally described in Section 2.3, while Table 2-1, below, provides specific direction on permitted (P) and conditionally permitted uses (CUP) for each district. Uses not listed in Table 2-1 are prohibited (refer to the Glossary for definition of uses.)

Conditional Use Permits shall meet the intent of the North 40 Goals, Policies, Vision Statement, and Guiding Principles.

2.4.2 Commercial Uses

Projects proposing new commercial square footage must present the proposal to the Conceptual Development Advisory Committee. The application submittal must include an Economic Impact Study to assess economic competitiveness.

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL				
A.	RETAIL	P	P	P
B.	FORMULA RETAIL BUSINESS	--	P	P
C.	MARKET HALL/ SPECIALTY MARKET	--	P	P
D.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF-PREMISES	CUP	CUP	CUP
E.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES			
	• IN CONJUNCTION WITH A RESTAURANT	P	P	P
	• WITHOUT FOOD SERVICE (BAR)	--	CUP	CUP

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL (CONTINUED)				
F.	DRIVE-UP WINDOW FOR ANY BUSINESS, EXCLUDING RESTAURANTS	--	--	CUP
G.	SUPER DRUGSTORE	--	--	P
H.	SUPERMARKET	--	--	P
I.	RESTAURANT	P	P	P
J.	PERSONAL SERVICE	P	P	P
K.	OFFICE [1]	P	P	P
L.	HOTEL	--	P	P
M.	FINANCIAL INSTITUTION	P	P	P
N.	SENIOR LIVING FACILITY	--	--	P
RESIDENTIAL				
A.	COTTAGE CLUSTER	CUP	--	--
B.	TOWNHOMES/GARDEN CLUSTER	P	P	--
C.	ROWHOUSES	P	P	--
D.	MULTI-FAMILY	P	P	P [2]
E.	CONDOMINIUMS	P	P	P [2]
F.	LIVE/WORK LOFTS	--	P	P [2]

Note:
1. *Medical Office is only permitted on Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129.*
2. *Residential only allowed in Northern District when located above commercial.*

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
RECREATION/ENTERTAINMENT				
A.	OUTDOOR ENTERTAINMENT	--	CUP	P
B.	LIVE THEATER	--	--	CUP
C.	HEALTH CLUB	--	CUP	CUP
D.	COMMERCIAL RECREATION AND AMUSEMENT ESTABLISHMENT	--	--	CUP
COMMUNITY SERVICES				
A.	CLUB, LODGE HALL, FRATERNAL ORGANIZATION	CUP	CUP	CUP
B.	PARK, PLAZA, PLAYGROUND	P	P	P
C.	PUBLIC BUILDING	P	P	P
D.	PUBLIC TRANSPORTATION AND PARKING FACILITIES	P	P	P
E.	RELIGIOUS INSTITUTIONS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
SCHOOLS				
A.	PRIVATE AND PUBLIC SCHOOLS	CUP	CUP	CUP
B.	INSTITUTIONAL SCHOOLS/STUDIOS (ARTS/CRAFTS, MUSIC, YOGA, DANCE, KARATE, ETC.)	CUP	CUP	CUP
C.	DAY CARE CENTER	CUP	CUP	CUP
D.	SMALL FAMILY DAY CARE HOME	P	P	P
E.	LARGE FAMILY DAY CARE HOME	CUP	CUP	CUP
TRANSMISSION FACILITIES/UTILITIES				
A.	TRANSMISSION FACILITIES AND UTILITIES	CUP	CUP	CUP
B	RADIO/ BROADCAST STUDIOS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
AUTOMOTIVE (VEHICLE SALES, SERVICE, AND RELATED ACTIVITIES)				
A.	CAR WASH	--	--	CUP
B.	NEW VEHICLE SALES AND RENTAL	--	--	CUP
C.	ALTERNATING USE/SHARED PARKING OF OFF-STREET PARKING SPACES	P	P	P
AGRICULTURE AND ANIMAL SERVICES				
A.	BOTANICAL NURSERY	P	P	P
B.	VETERINARY HOSPITAL (WITHOUT KENNEL)	--	CUP	CUP
OTHER				
A.	24 BUSINESSES OR BUSINESSES OPEN BETWEEN THE HOURS OF 2:00 AND 6:00 AM	--	--	CUP

2.4.3 Non-Conforming Uses

Existing legal uses that are not permitted or listed in Table 2-1 are declared non-conforming uses. Refer to Division 5 of Article 1 of the Zoning Ordinance for definitions and regulations for managing non-conforming uses including:

- Continuation of an existing use.
- Repair, alteration, and maintenance.
- Expansion of legal non-conforming uses, buildings, or structures.

Draft Resolution: Subject to modification by Town Council based on deliberations and direction.

RESOLUTION 2026-xx

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE NORTH FORTY SPECIFIC PLAN TO ALLOW FOR A SENIOR LIVING FACILITY TO BE AUTHORIZED AS A PERMITTED USE IN THE NORTHERN DISTRICT.

PROJECT LOCATION: NORTH FORTY SPECIFIC PLAN AREA
NORTH FORTY SPECIFIC PLAN AMENDMENT APPLICATION: A-26-002
APPLICANT: TOWN OF LOS GATOS

WHEREAS, on June 17, 2015, the Town Council adopted the North Forty Specific Plan, providing detailed land use and development guidance for the area bounded by Highway 17 to the west, Los Gatos Boulevard to the east, Lark Avenue to the south and Highway 85 to the north; and

WHEREAS, an Environmental Impact Report was prepared and certified for the North Forty Specific Plan in compliance with the California Environmental Quality Act; and

WHEREAS, on September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the North Forty Specific Plan; and

WHEREAS, on September 23, 2026, the Planning Commission held a public hearing and received testimony from all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on September 23, 2026, along with any and all subsequent reports and materials prepared concerning this application, and forwarded a recommendation of approval to the Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council on _____, 2026; and

WHEREAS, on _____, 2026, the Town Council held a public hearing all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on _____, 2026, along with any and all subsequent reports and materials prepared concerning this application; and

WHEREAS, the Town Council was able to make the findings required to approve the North Forty Specific Plan Amendment application; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Los Gatos that the proposed amendments to the North Forty Specific Plan, which are attached hereto as Exhibit A and hereby incorporated herein, are adopted; and

EXHIBIT 11

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

2.4 PERMITTED LAND USES

The Specific Plan land uses help to create a pedestrian-oriented and interactive environment that is compatible with surrounding neighborhoods as well as provides for on-site uses that are compatible with each other. The Specific Plan specifies the desired mix, as well as the location of land uses. In general, lower intensity shops, offices, and residential land uses are envisioned in the southern portion of the Specific Plan Area. Moving northward, potential land uses transition to mixed-use residential and potential hospitality uses to provide a buffer between primarily residential uses in the southern portion of the Specific Plan Area and the entertainment, restaurant, and shopping uses envisioned in the northern portion of the Specific Plan Area. The Specific Plan establishes two primary land use categories to guide development within the Specific Plan Area. These land uses categories are: (1) non-residential – including retail, office, recreation, community services, restaurants, entertainment, and hotel, and (2) residential – including condominium, cottage cluster/garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Residential development is focused on multi-family housing types and shall be designed to attract the unmet housing needs of the community. Within the Transition District, the Specific Plan encourages the development of residential units over commercial development. It is important to provide an appropriate amount of residential development in the Specific Plan Area to create a sustainable and pedestrian-oriented mixed-use environment. Although residential uses will be an important component to the success of the Specific Plan Area, it will support the predominantly retail and neighborhood serving focus of the Transition and Northern Districts.

2.4.1 Permitted and Conditionally Permitted Uses

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Conditional Use Permits shall meet the intent of the North 40 Goals, Policies, Vision Statement, and Guiding Principles.

2.4.2 Commercial Uses

Projects proposing new commercial square footage must present the proposal to the Conceptual Development Advisory Committee. The application submittal must include an Economic Impact Study to assess economic competitiveness.

EXHIBIT A

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL				
A.	RETAIL	P	P	P
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C.	MARKET HALL/ SPECIALTY MARKET	--	P	P
D.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF-PREMISES	CUP	CUP	CUP
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G.	SUPER DRUGSTORE	--	--	P
H.	SUPERMARKET	--	--	P
I.	RESTAURANT	P	P	P
J.	PERSONAL SERVICE	P	P	P
K.	OFFICE [1]	P	P	P
L.	HOTEL	--	P	P
M.	FINANCIAL INSTITUTION	P	P	P
N.	SENIOR LIVING FACILITY	--	--	P
RESIDENTIAL				
A.	COTTAGE CLUSTER	CUP	--	--
B.	TOWNHOMES/GARDEN CLUSTER	P	P	--
C.	ROWHOUSES	P	P	--
D.	MULTI-FAMILY	P	P	P [2]
E.	CONDOMINIUMS	P	P	P [2]
F.	LIVE/WORK LOFTS	--	P	P [2]

Note:
1. *Medical Office is only permitted on Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129.*
2. *Residential only allowed in Northern District when located above commercial.*

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COMMUNITY SERVICES				
A.	CLUB, LODGE HALL, FRATERNAL ORGANIZATION	CUP	CUP	CUP
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C.	PUBLIC BUILDING	P	P	P
D.	PUBLIC TRANSPORTATION AND PARKING FACILITIES	P	P	P
E.	RELIGIOUS INSTITUTIONS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

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B.	INSTITUTIONAL SCHOOLS/STUDIOS (ARTS/CRAFTS, MUSIC, YOGA, DANCE, KARATE, ETC.)	CUP	CUP	CUP
C.	DAY CARE CENTER	CUP	CUP	CUP
D.	SMALL FAMILY DAY CARE HOME	P	P	P
E.	LARGE FAMILY DAY CARE HOME	CUP	CUP	CUP
TRANSMISSION FACILITIES/UTILITIES				
A.	TRANSMISSION FACILITIES AND UTILITIES	CUP	CUP	CUP
B	RADIO/ BROADCAST STUDIOS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
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C.	ALTERNATING USE/SHARED PARKING OF OFF-STREET PARKING SPACES	P	P	P
AGRICULTURE AND ANIMAL SERVICES				
A.	BOTANICAL NURSERY	P	P	P
B.	VETERINARY HOSPITAL (WITHOUT KENNEL)	--	CUP	CUP
OTHER				
A.	24 BUSINESSES OR BUSINESSES OPEN BETWEEN THE HOURS OF 2:00 AND 6:00 AM	--	--	CUP

2.4.3 Non-Conforming Uses

Existing legal uses that are not permitted or listed in Table 2-1 are declared non-conforming uses. Refer to Division 5 of Article 1 of the Zoning Ordinance for definitions and regulations for managing non-conforming uses including:

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- Repair, alteration, and maintenance.
- Expansion of legal non-conforming uses, buildings, or structures.