



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.

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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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