



**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

MEETING DATE: 05/13/2026

ITEM NO: 1

**DRAFT
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.

Michaëlle 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