



Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

FROM: Christine Zielonka, Development Services Director
John Wesley, Planning Director

SUBJECT: Case ZON18-00592, rezoning from LI and LI-BIZ to LC-PAD; Site Plan Review; Special Use Permits for reduction in parking and for assisted living; and Council Use Permit for multi-residence use in the LC zoning district for GrandeVita medical, commercial and residential mixed-use campus, located within the 10200 and 10300 blocks of East Hampton Avenue

DATE: December 10, 2018

This case includes a rezoning, Council Use Permit, two Special Use Permits and Site Plan review for a mixed-use campus that features independent and assisted living as well as medical office and commercial uses. The Planning and Zoning Board heard this case at their October 17, 2018 meeting and recommended approval of the project. In the time between the Planning and Zoning Board meeting and the introduction of the ordinance to City Council the applicant made minor modifications to their request, which are outlined below:

- When the case was presented to the Planning and Zoning Board, the campus included five parcels (APNs 220-81-740C, 220-81-740E, 220-81-740F, 220-81-740G and 220-81-740H) and a total area of 20± acres. The applicant has since removed APN 220-81-740C from the proposal, which brings the size of the request down to 17.7± acres. The parcel that was removed is located along Hampton Avenue in the northeast corner of the site. This parcel included the 20,000sf medical office building identified as building 8 on the site plan presented to the Planning and Zoning Board. In order to maintain the ratio of employment uses to residential uses that was presented to the Planning and Zoning Board, the applicant has changed the 5,000sf single-story restaurant identified as building 3 on the site plan to a 10,000sf two-story medical office building and is re-purposing a portion of the nursing school and rehabilitation center, identified as building 7 on the site plan, to include 10,000sf of medical office use.
- The parking analysis was updated to reflect the new configuration of the site. The updated parking analysis is consistent with the 19% reduction approved by the Planning and Zoning Board
- The site plan around the hotel identified as building 9 in the southeast corner of the site has changed slightly to increase fire access to that building.