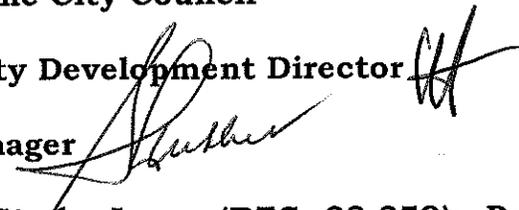


**COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE MEMORANDUM**

DATE: **December 3, 2010**

TO: **Mayor and Members of the City Council**

FROM: **Hanson Hom, Community Development Director** 

THROUGH: **Gary Luebbers, City Manager** 

RE: **Follow-up to Council Study Issue (RTC 08-359): Parking Requirements for Medical Office Buildings (Information Only)**

In December 2008, Council adopted an ordinance to amend the Zoning Code to:

1. Add a definition for medical clinics to include ancillary services such as retail, classes, etc.;
2. Require a Miscellaneous Plan Permit (MPP) for new medical clinics in zones where medical offices are currently permitted by right;
3. Require a Use Permit (UP) with public hearing for new medical clinics in zones where a UP is currently required for medical offices;
4. Establish a parking requirement for medical clinics the same as medical office (1:200 gfa); and
5. Require a parking management plan as a condition of approval for new medical clinics.
6. Require a courtesy notice of the pending application to property owners and tenants within 300 feet of the subject property.

Council also directed staff to return to Council within two years with information on the effectiveness of the ordinance.

Since the adoption of the ordinance, only two applications for medical clinic uses have been filed. See Attachment A for a list of these proposals, including project description, zoning of site, and decision.

One of the applications is still pending due to a parking deficiency. The other application was approved for a medical office use only and the proposed group classes and seminars were not approved due to parking limitations; therefore no notification was sent to nearby property owners and tenants.

Staff is not able to comment on the effectiveness of the ordinance at this time due to the small number of applications received.

**Follow-up to Council Study Issue (RTC 08-359): Parking Requirements for
Medical Office Buildings (Information Only)
OFFICE MEMORANDUM
Page 2 of 2**

Attachments:

- A. Medical Clinic Permits Processed Between 1/1/2009 and 12/1/2010

Planning Project Number	Site Address	Permit Required by Adopted Ordinance (RTC 08-359)	Zoning	Description of Proposal	Decision	Filing Date	Decision Date
2010-7567	845 Stewart Dr	MPP	M-S	New medical clinic - physical therapy and occasional group classes.	<u>Still Pending</u> ; Proposal does not meet parking requirements. Applicant has been given the option to modify the proposal and meet parking requirements, but have not yet heard from the applicant. If parking requirements are not met, and applicant decides to still go forward with the proposal, the applicant would be required to proceed through the Variance process, in which findings would have to be met in order to grant the Variance.	8/5/2010	Pending
2010-7760	535 Del Rey Ave	MPP	M-S/ FAR 70%	New chiropractic clinic and holistic center within existing industrial building. Diet, weight management, and nutritional training classes/seminars proposed. Includes architectural modifications and addition of parking spaces within the building.	<u>Approved medical office only with conditions</u> ; Medical office use approved; ancillary uses (classes and seminars) not approved as part of the permit. A separate permit is required if uses become desirable in the future. Conditions of approval include requirement to reserve and stripe spaces for employee parking only and a limit on medical office uses occupying the building, unless sufficient parking is provided in the future.	10/22/2010	11/11/2010