

City Council Hearing

January 26, 2021



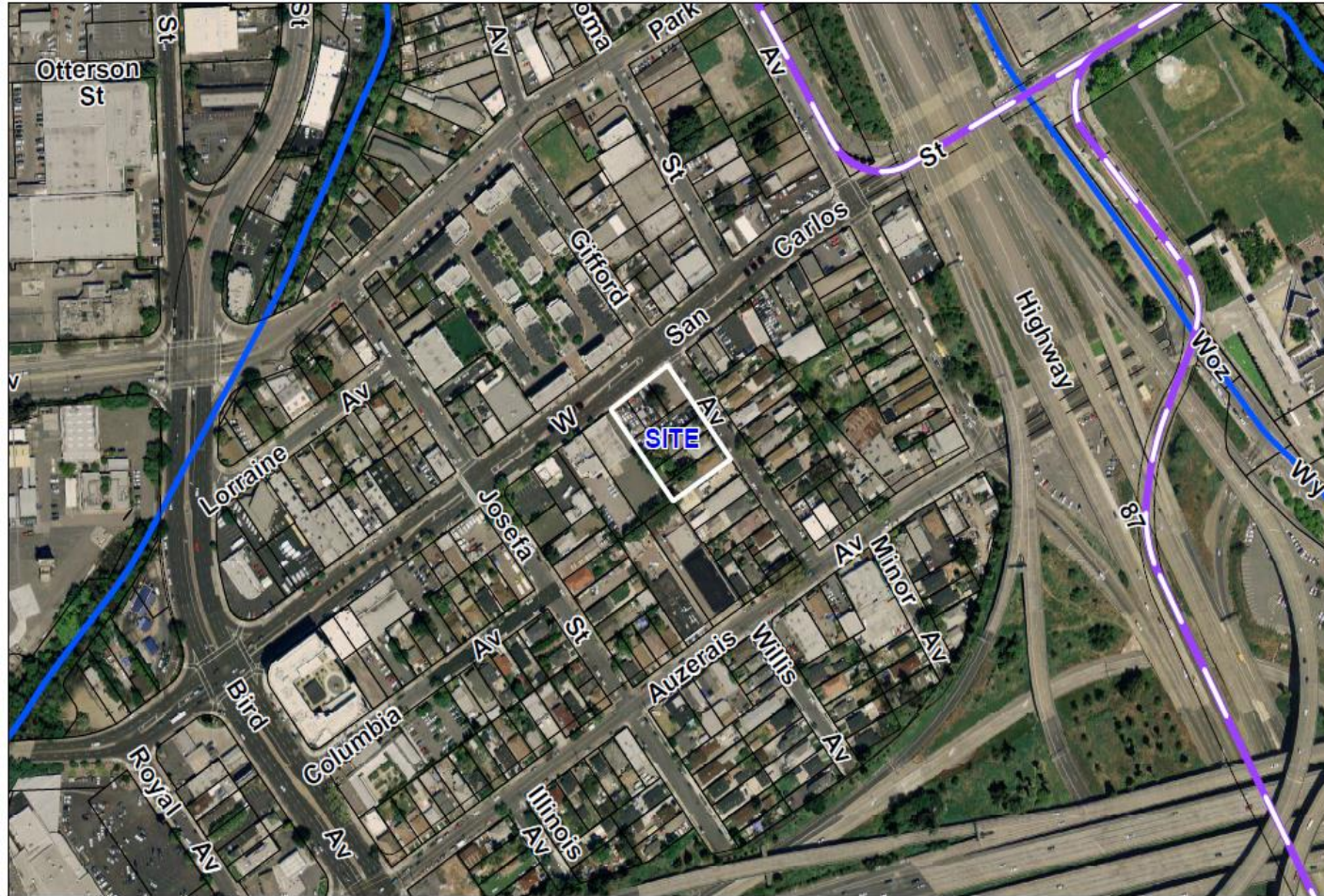
*Planning, Building and
Code Enforcement*

Item 10.3

GP19-012, C19-042, CP20-019 & T20-020: General Plan Amendment, Conforming Rezoning, Conditional Use Permit, and Vesting Tentative Map for a Residential Care Facility Located at 470 West San Carlos Street.

Presenter: Rosalynn Hughey, Director, PBCE

Aerial



Project Description



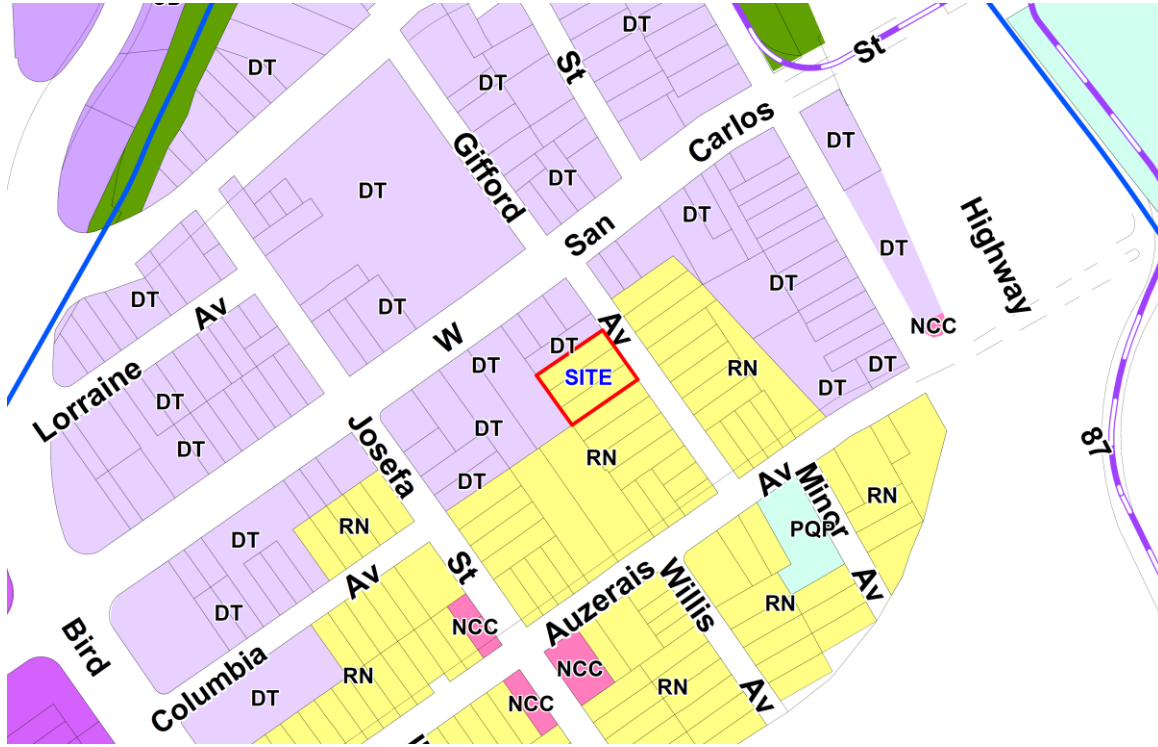
General Plan Amendment (File No. GP19-012) from Residential Neighborhood to the Downtown land use designation

Conforming Rezone (File No. C19-042) from LI Light Industrial and R-2 Residential to the DC Downtown zoning district

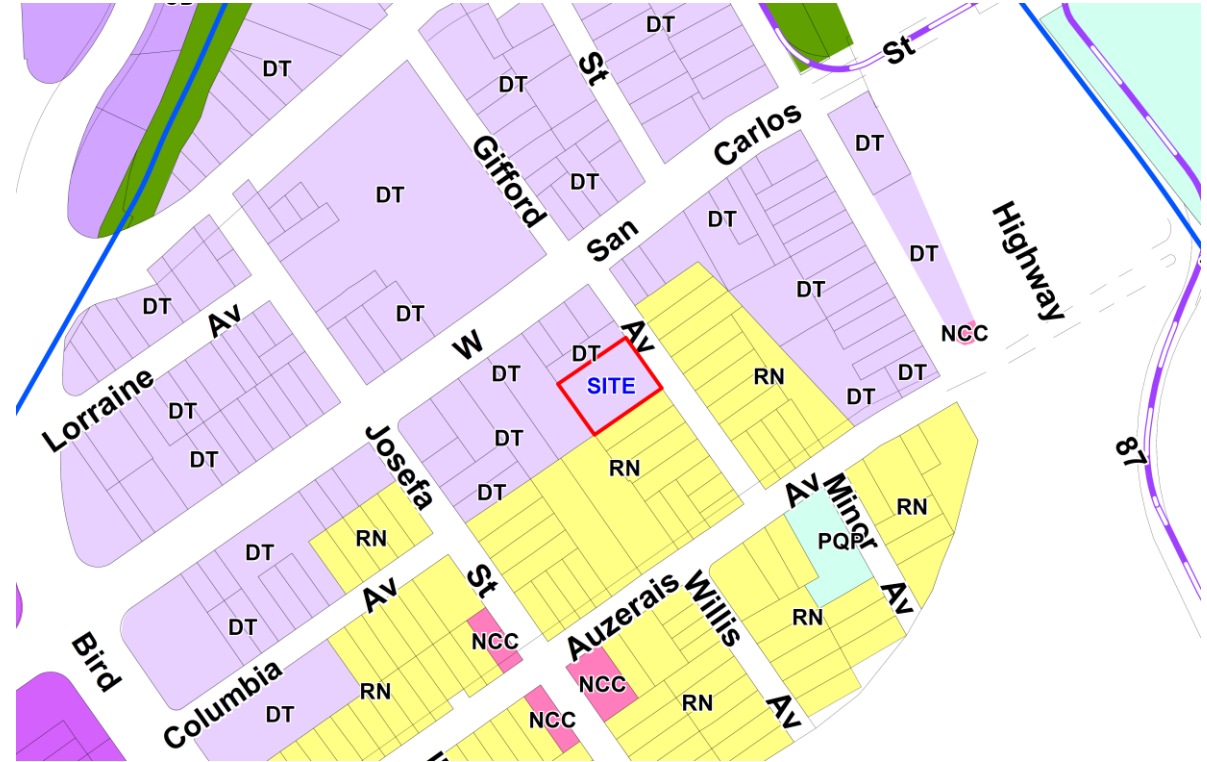
Conditional Use Permit (File No. CP20-019) to allow the demolition of existing structures and the construction of a new residential care facility (six stories) with a total of 116 assisted living units, 49 memory-care units with no age restrictions, and four staff housing units with associated parking, landscaping, and amenities

Tentative Map (File No. T20-020) to allow the consolidation of seven lots into one lot

General Plan Land Use

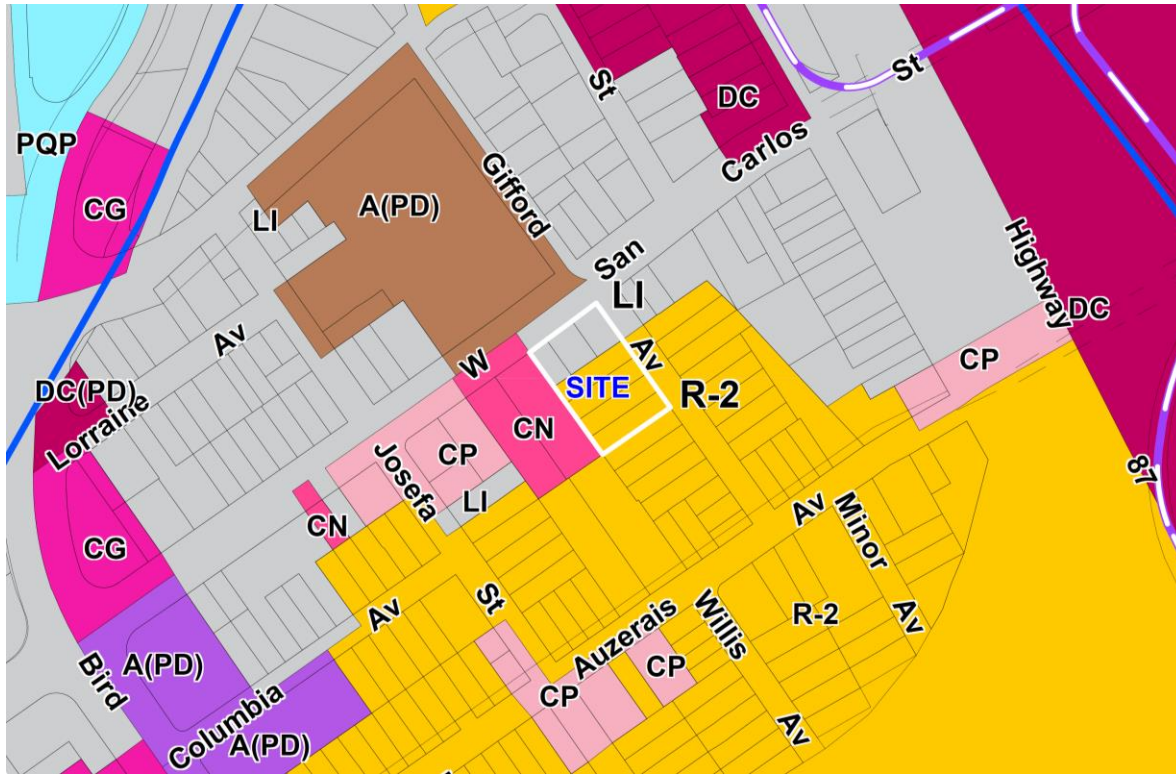


Existing:
Residential Neighborhood

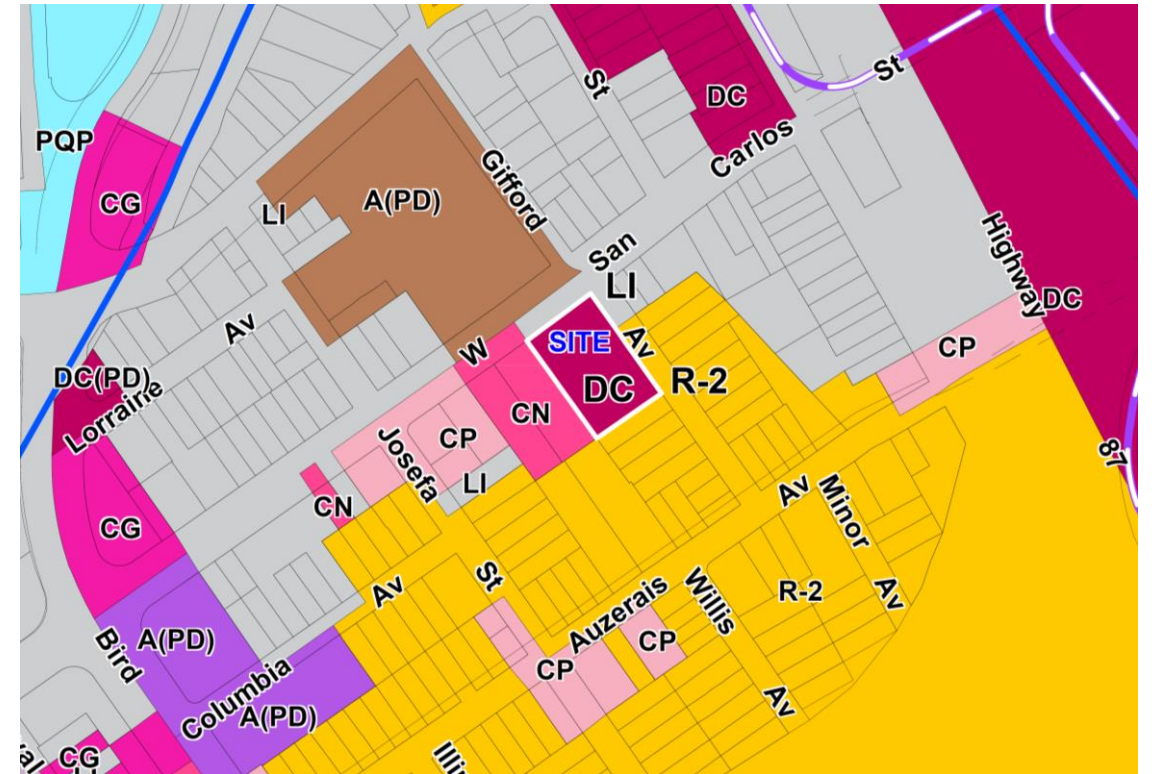


Proposed:
Downtown

Zoning



Existing:
LI Light Industrial and R-2 Two-Family Residence



Proposed:
DC Downtown

Community Outreach & Planning Commission Recommendation

- A Community Meeting was held on October 1, 2020
 - Key issues: height, parking, and interface with the residential neighborhood
- December 9, 2020 Planning Commission vote to recommend that the City Council:
 1. Adopt a Resolution certifying the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report;
 2. Approve the rezoning ordinance;
 3. Adopt a Resolution approving the Tentative Map, subject to conditions; and
 4. Adopt a Resolution approving the Conditional Use Permit, subject to conditions.

Q&A / Discussion