

**COMMUNITY DEVELOPMENT SERVICES  
PLANNING SERVICES**

**ZONING ADMINISTRATOR AGENDA**

**May 6, 2009  
City Council Chambers**

**9:00 AM**

**1. 134 Maple Street**

Application for a Use Permit to allow for the construction of a new 5-story, 114-bed Skilled Nursing Facility located at 134 Maple Street.

**Site Description:** The subject property is located at the corner of Lathrop and Maple Street and extends to the Joint Powers Board right-of-way (i.e. the railroad tracks). The triangular parcel is approximately 0.71 acres with Redwood Creek transecting the southwestern portion of the parcel. Primary vehicular access to the site will be provided from Lathrop Street, via a bridge crossing Redwood Creek. A secondary means of vehicular exiting will be provided on to Maple Street, adjacent to the railroad tracks. Pedestrian access to the site will be provided via a foot bridge (adjacent to the vehicular bridge).

The property, formerly developed with Marcelli Lighting, is located within the recently adopted Industrial-Business Transition (IBT) Zoning District, which was part of the 11 property study area known as the East Downtown Study Area. Surrounding context includes the Franklin Street Apartments located on the opposing side of Maple Street to the West, the railroad tracts and Cook's Auto Body to the North and East, and the former Chubs Auto site to the South.

**Project Description:** The proposed 114-bed Skilled Nursing Facility would provide both short-term care and long-term care for patients with an emphasis in post-acute rehabilitation for patients discharged from local hospitals and clinics. The proposed facility would be a new five-story building with parking, reception and service/maintenance functions located on the first floor; office, dining, therapy, and ancillary uses on the second floor; patient rooms and nursing stations on the third and fourth floors; and, therapy rooms, gym, multi-purpose room, and mechanical facilities located on the fifth floor.

**Use Permit Requests:** As proposed, the Skilled Nursing Facility requires a Use Permit for several aspects of the project, as summarized below:

Use: Article 16A.4.H identifies skilled nursing facilities as a conditional use, which is subject to the review and approval by the City's Zoning Administrator. Additionally, the applicant is requesting the ability to serve beer and wine within the facility.

Height: The height limit in the IBT Zoning District is 75 feet. However, Article 32.8 allows for conditional exceptions to height limitations with the approval of a Use Permit. The applicant is requesting a peak height of 84.9 feet to accommodate a pitch roof and additional volume within the gym.

Parking: Article 30.4.E states uses not specifically mentioned in the Off-Street Parking requirements section of the Redwood City Zoning Ordinance must file an application with the Zoning Administrator for a Use Permit.

### **10:30AM**

#### **2. 137 Roosevelt Avenue (Mi Rancho Supermarket)**

Pursuant to Section 15.4(E) and (N) of the Redwood City Zoning Ordinance, Mi Rancho Supermarket is applying for a **Use Permit** for the expansion of its existing grocery retail establishment located at 137 Roosevelt Street in the General Commercial (CG) Zoning District. Surrounding the site is a mix of land uses including single- and multi-family housing and neighborhood-serving retail and professional office establishments. The property consists of approximately 42,658 square feet on a parcel that is currently developed with a two-story commercial building and surface parking lot containing approximately 40 parking stalls including 2 ADA stalls. The proposal includes tenant improvements to expand Mi Rancho Supermarket into the adjacent tenant space that was previously occupied by a martial arts studio. Said improvements also include an area for indoor dining as well as a check cashing/money transfer service. Building façade, landscaping and parking lot improvements are also proposed. No net additional floor area or expansion of building footprint is proposed as part of this project.