

# MEDICAL PROFESSIONAL ZONING DISTRICT - LAND USE CODE AMENDMENT

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LUA 2018-04

August 6, 2018



## Recommended Actions:

- Conduct a public hearing and introduce for first reading, by title only, an ordinance amending Healdsburg Municipal Code Section 20.08.100 Table 8.

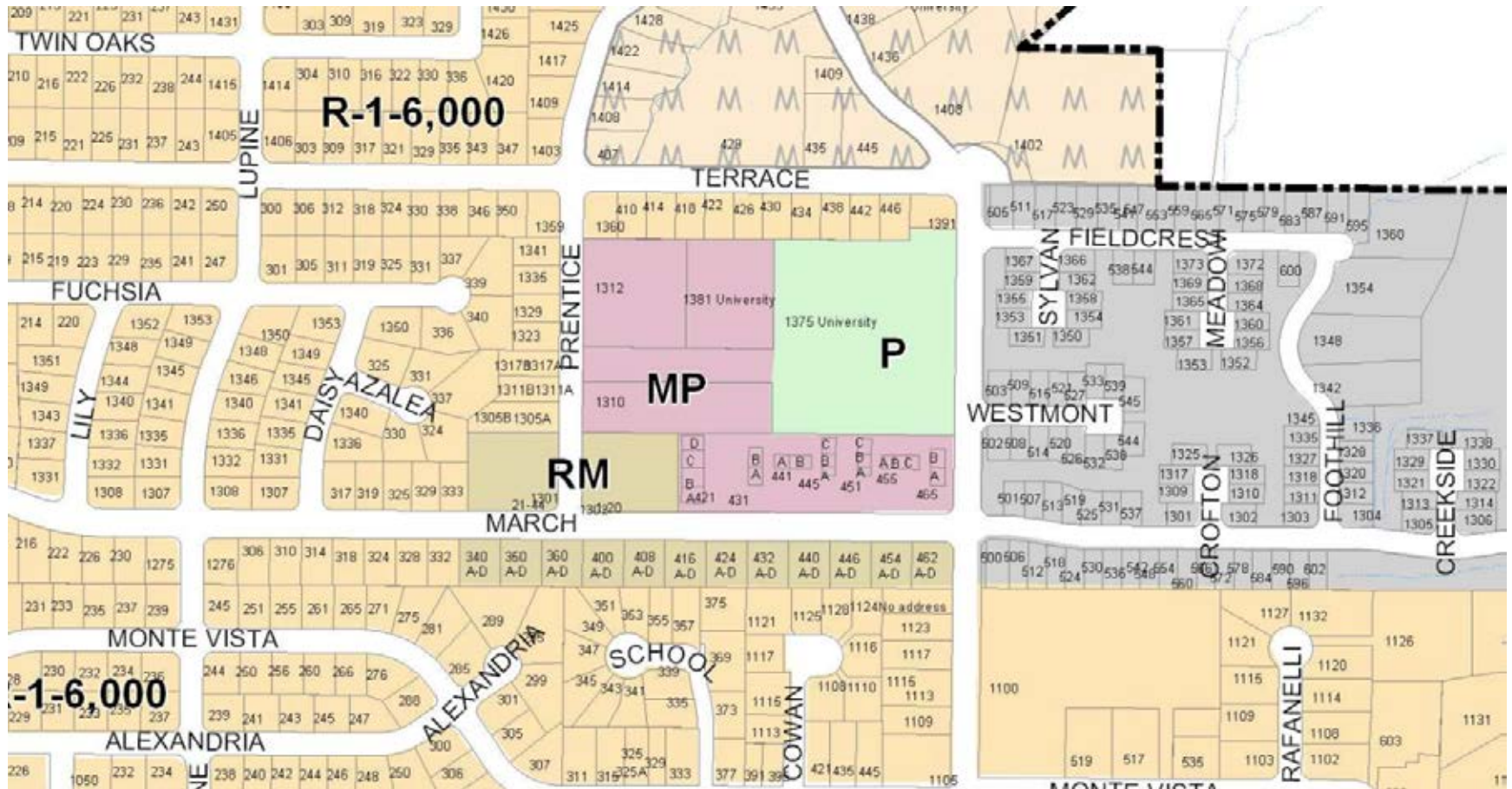
# Background

- City was approached by medical condominium association to amend the zoning code to allow other professional office uses instead of strictly medical-related offices
- Increasing vacancies in medical office units
- Future vacancies likely due to lack of private practices
- The amendment will NOT change the zoning of the site
- Only an amendment to the list of permitted uses in the MP Zone

# Planning Commission

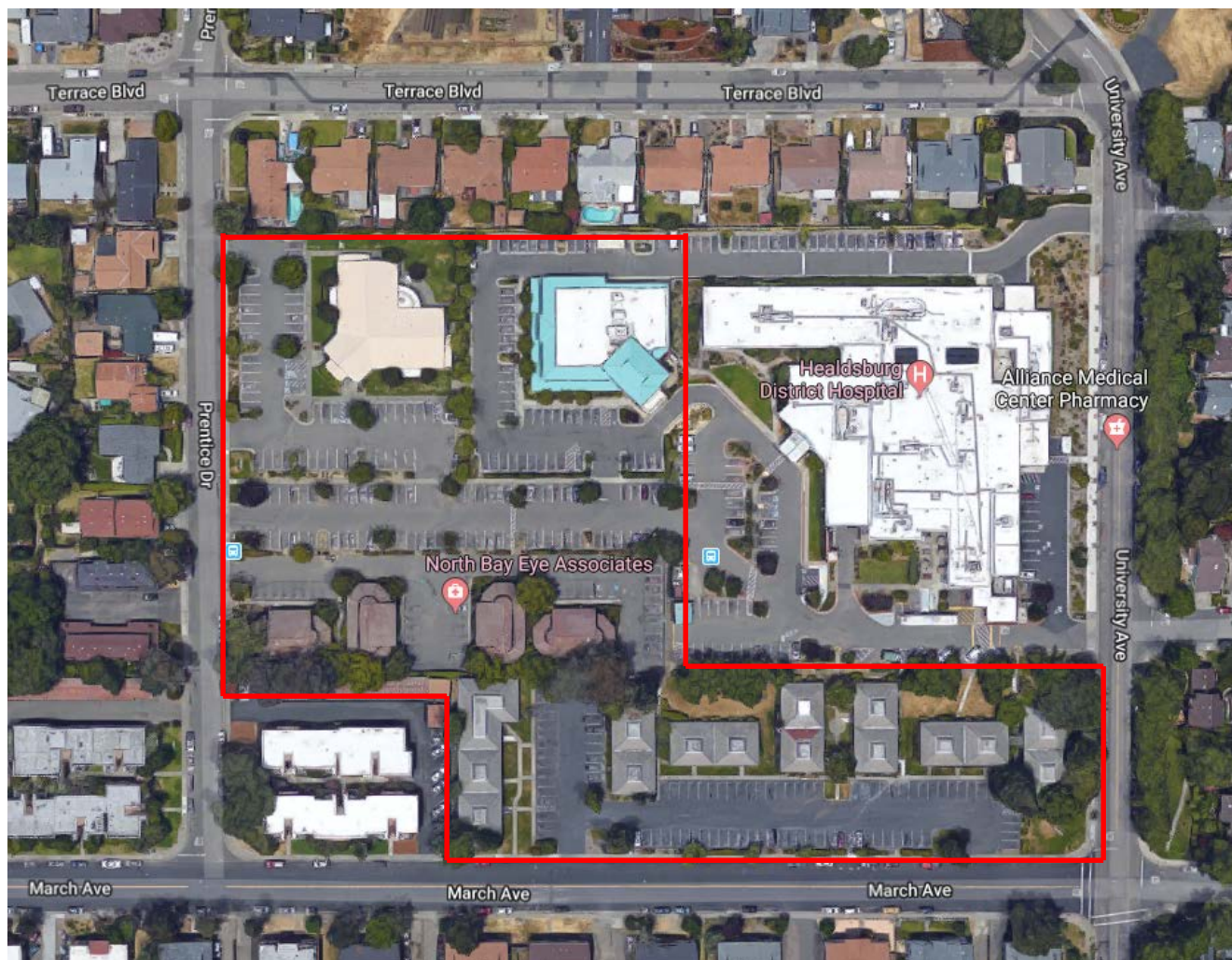
- July 10, 2018, the Planning Commission held a public hearing on this item and voted 5-0 to recommend approval
- Planning Commission requested that staff provide the following to the Council:
  - Definition of “Professional and Administrative Office” uses
  - A list or examples of uses which are applicable to this land use category

# MP Zoning District





# MP Zoning District



# LUC Section 20.08.100 Table 8

Table 8 Permitted and conditionally-permitted uses: ORM and MP Districts

Permitted (P) and Conditionally-Permitted (C) Uses	OR M	MP
Any residential use permitted in Article IV, RM District, subject to the regulations of the RM District. Residential uses may be combined with non-residential uses on the same site.	P	--
Churches, convents, monasteries, parish houses, parsonages, and other religious institutions	C	--
Golf courses and driving ranges	C	--
Home occupations, subject to Section 20.20.005	P	--
Hospitals	--	P
Medical and dental laboratories	C	P
Offices - chiropractic care	P	P
Offices - professional, administrative and business <del>excluding medical and dental</del> <sup>1</sup>	P	<u>P</u>
Offices - professional and administrative, restricted to the provision of medical, dental, and other health care services	C	P
Parking lots	P	P
Pharmacies that do not carry general merchandise or dispense goods or merchandise unrelated to health care	C	P
Private non-commercial clubs and lodges	C	--
Private recreation parks and swim clubs	C	--
Private schools and colleges, not including art, craft, music, dancing business, professional, or trade schools and colleges	C	--
Psychologist, psychiatrist, counseling and therapist offices	P	P
Public utility and public service pumping stations, power stations, equipment buildings and installations, drainage ways and structures, storage tanks, and transmission lines found by the Planning Commission to be necessary for the public health, safety and welfare.	P	--
Residential visitor lodging	--	--
Sanitariums and nursing homes, not including mental, drug addict, or liquor addict patients	P	P
Spa, day	C	--
Vacation rental homes	--	--
Vacation timeshares	--	--
Veterinarian offices, clinics and animal hospitals	--	C

- = not permitted

# General Plan Consistency

The General Plan contains the following policies which support the proposed LUC amendment:

- **ED-A-1** Support businesses that create and maintain a diversity of jobs
- **ED-A-2** Support efforts to facilitate the hiring of individuals seeking employment and those recruiting workers for employment
- **ED-A-3** Provide for the continuation and expansion of Healdsburg's commercial services to meet the needs of both Healdsburg area residents and visitors



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# Next Steps

- City Council to hold the 2<sup>nd</sup> reading of the ordinance on August 20, 2018
- Ordinance becomes effective 30-days after 2<sup>nd</sup> reading