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Director

ZONING REVIEW MEMORANDUM

Date: May 18, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Mazzi Realty, Applicant
Katherine Adams, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to amend Special Permit #285-20 to allow a medical office use and to waive 17 parking stalls

Applicant: Mazzi Realty	
Site: 141-149 California Street	SBL: 11001 0001A
Zoning: MAN	Lot Area: 65,568 square feet
Current use: Adult day care	Proposed use: Adult day care and medical office

BACKGROUND:

The property located at 141-149 California Street consists of 65,568 square feet and is improved with five separate buildings and associated surface parking facilities. The petitioner received a special permit in 2008 to operate a non-profit adult day care center at 149A California Street as well as a waiver of 16 parking stalls. In 2011, the petitioner amended the special permit to expand their operations and the parking waiver was increased to 22 parking stalls. A 2020 amendment allowed for expansion of the program to 258 clients and 46 employees, requiring a waiver of 44 stalls. The petitioner now seeks to convert existing first floor storage space at 149 California Street into a medical office to serve the clients of the program.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Katherine Adams, attorney, submitted 4/7/2022
- Project Information, prepared by Katherine Adams, attorney, submitted 4/7/2022
- Site Plan, signed and stamped by Joseph R. Porter, surveyor, dated 1/4/2021
- Floor Plans, signed and stamped by Richard A. Volken, engineer, dated 3/22/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner was granted Special Permit #285-20 in 2020, consolidating all previous special permits, and allowed for an expansion of the for-profit adult day care and an associated parking waiver. The petitioner intends to convert 3,400 square feet of first floor space at 149 California Street from storage to a medical office, and to move the storage to the second floor, requiring an amendment to the special permit.
2. The petitioner has a parking waiver of 44 stalls for the entire property, which includes five buildings housing an adult day care, commercial kitchen for food preparation for the operation’s two locations (Newton and Natick) and on-site storage for the operation in the first floor of 149 California Street (with the second floor unused). The petitioner intends to convert the 3,400 square foot first floor storage into a medical office for the clients of the operation and move the storage to the second floor. Per section 5.4.1:

Existing Use: Storage (first floor)

1 parking stall per every 2,500 square feet: $3,400/2,500 \text{ sf} = 1.36$

Existing Parking Requirement: 2 parking stalls

Proposed Use: Medical office (first floor) and storage (second floor)

Medical Office – 1 parking stall per every 200 square feet: $3,400/200 \text{ sf} = 17$

Storage - 1 parking stall per every 2,500 square feet: $3,400/2,500 \text{ sf} = 1.36$ (rounds to 2)

Total proposed stalls required: **19**

The storage use required two parking stalls. With the proposed medical office moving into the storage space, and the now-vacant second floor space converted to 3,400 square feet of storage, the proposed parking requirement is 19 stalls, 17 more than currently required. The petitioner requests a waiver of 17 additional parking stalls per section 5.1.13 resulting in a total combined waiver of 61 parking stalls.

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
	Request to amend Special Permit #285-20	
§5.1.4 §5.1.13	Request to waive 17 parking stalls	S.P. per §7.3.3