

APPROVED

### 3. NEW HEARINGS:

#### 3.1 **CONDITIONAL USE PERMIT NO. 2948-14; MAJOR SITE PLAN NO. 0782-14 & DESIGN REVIEW NO. 4752-14 – JR MOTEL**

The applicant proposes to construct a two-story, 28-room (23,128 SF) motel with basement, on two existing vacant parcels.

**LOCATION:** 428 E. LINCOLN

**NOTE:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15332 (Infill Development Projects) because the project is characterized as an in-fill development, meets the five required conditions and does not trigger any of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2.

#### **RECOMMENDED ACTION:**

Adopt Planning Commission Resolution 19-15 approving a 23,128 SF two-story with basement 28-room motel on two existing vacant parcels.

**Discussion:** Lucy Yeager, Contract Planner, presented a project overview consistent with the staff report.

The Commission had questions regarding the division wall between the motel and residence behind; the distance between the proposed wall and the existing wall; code provisions related to the length of stay tied to a motel versus a hotel; parking ratio per unit; and availability of parking on Lincoln Avenue.

Rick Yeh, project architect, indicated he had nothing to add at the moment but would answer any questions the Committee had for him.

#### **Public Hearing was opened.**

Robert Graf, address on file, stated he is the Neighborhood Watch captain for the area. He had three concerns with properties currently located on Lincoln Avenue. Those included the noise from a party house west of Troy's Drive-In, minor crime occurring near the 7 Crowns Motel, and employees parking in the neighborhood from the deli. He also voiced concerns about privacy of those in the neighborhood and wanted provision in place for employee parking.

Mark Landay, address on file, noticed the motel a short distance away was never full in the evening. He questioned the amount of time a person could stay at motels and didn't want them to become homeless shelters.

**Attachment 5:**

**PC Minutes Dated July 6, 2015**

**JR Motel, 428 E. Lincoln Ave**

**Planning Commission 03/02/20**

Maggie Le-Nguyen, address on file, explained her home was behind the 7 Crowns Motel and she was concerned how the occupants and employees of the motel can look into her backyard. She was concerned with the safety of her family.

Mr. Sheatz discussed the question of length of stay stating there is nothing in State law but by definition in the OMC, a motel is tied to the hotel definition. Under a hotel it is designed to be used for transient occupancy for 30 days or less.

The Commission asked staff to clarify some of the issues raised by the public speakers. Ms. Yeager stated there were technical noise studies and a site view analysis completed to address the noise and privacy issues. She indicated there would be significant landscaping included in the project.

Mr. Yeh returned to say they did take into consideration privacy issues by utilizing landscaping and the window placement design.

Jerald Huang, owner of the property, explained he had met with some of the neighbors and the restaurant owner next door.

**Public Hearing was closed.**

The Commission felt the applicant had mitigated the neighborhood concerns and issues with the proposed landscaping and the window placement.

**Motion was made to adopt Planning Commission Resolution 19-15 approving Conditional Use Permit No. 2948-14, Major Site Plan No. 0782-14 and Design Review No. 4752-14 to allow a 23,128 square foot, two story with basement 28-room motel on two existing vacant parcels and categorically exempt from CEQA:**

**MOTION:** Commissioner Correa  
**SECOND:** Commissioner Willits  
**AYES:** Commissioners Correa, Gladson, and Willits  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED.**