

3. CONTINUED HEARING:

3.1 CONTINUATION OF REVIEW OF CONDITIONAL USE PERMIT NO. 2948-14; JR MOTEL; 428 E. LINCOLN AVENUE

On July 6, 2015, the Planning Commission adopted Resolution No. PC 19-15 approving the JR Motel, a 23,128 square foot, two story with basement, 28-room motel on two then-vacant parcels located at 428 E. Lincoln Avenue. On October 7, 2019, the Planning Commission reviewed the JR Motel Conditional Use Permit (CUP) in light of reported violations of building codes, fire codes, Orange Municipal Codes, and project operating conditions. The Planning Commission continued its hearing on the matter with direction to staff to return with a resolution including for its consideration additional operating conditions to the JR Motel CUP.

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15321 (Class 21 – Enforcement Actions by Regulatory Agencies) because enforcement of project conditions of approval and the Orange Municipal Code is occurring. No public review is required.

Adopt Planning Commission Resolution No. PC 21-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION APPROVING ADDITIONAL OPERATING CONDITIONS FOR CONDITIONAL USE PERMIT NO. 2948-14 TO ENSURE THAT THE USE OPERATES AS A 23,128 SQUARE FOOT, TWO STORY WITH BASEMENT, 28-ROOM, MOTEL LOCATED AT 428 E. LINCOLN AVENUE AND COMPLIES WITH ALL CONDITIONS.

Alternatively, direct staff to initiate a revocation of the CUP and set a date for a Planning Commission hearing on the matter.

Ms. Pehoushek explained this item was continued from the October 7, 2019 Planning Commission meeting with direction to staff to impose additional operating conditions. The motel has experienced a change in legal representation and the new attorney has requested a 30-day continuance of the item to the December 16, 2019 Planning Commission meeting.

Chair Glasgow asked staff for an update on the conditions.

Chad Ortlieb, Senior Planner provided a status report indicating that Building Code violations had been addressed to the satisfaction of the Building Division but that Fire Department approval of code violations was pending corrections.

Chair Glasgow opened the public hearing.

Elaine Bissonnette, a resident who lives near the motel, spoke in opposition of the project and submitted photos of activity at and around the motel.

Chair Glasgow closed the public hearing.

A motion was made to continue Conditional Use Permit No. 2948 – 14, JR Motel, 428 E. Lincoln Avenue until December 16, 2019.

MOTION: Commissioner Glasgow
SECOND: Commissioner Vazquez
AYES: Commissioners Glasgow, Willits, Simpson, Vazquez and Martinez
NOES: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED.

3.2 CONDITIONAL USE PERMIT NO. 3006-16, MAJOR SITE PLAN REVIEW NO. 0855-16, AND DESIGN REVIEW 4855-16 – ORANGE SKY VILLAS SENIOR APARTMENTS, 180 NORTH TUSTIN STREET

The applicant proposes to demolish an existing single-family residence and related accessory structures in order to construct a 23-unit senior apartment building.

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – In-fill Development Projects) because the project meets the following criteria:

- a. The project is consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- b. The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

There is no environmental public review required for a Categorical Exemption.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. PC 22-19 entitled: