



# 325 12<sup>TH</sup> PLACE USE PERMIT- MIXED-USE DEVELOPMENT WITH HOTEL FACILITIES (LIMITED) AND RESIDENTIAL USES

PLANNING COMMISSION JUNE 24, 2020



# BACKGROUND

- Located on 12<sup>th</sup> Place in Downtown Commercial (CD) Zone
- Two-Story Duplex- One Unit on Each Floor
  - 1,350 Square Foot Lot
  - 1,639 Square Feet of Living Area, Split Evenly Between Both Units
- Built in 1940
- No On-Site Parking
- Legal Non-Conforming Use
  - No Use Permit for Multi-Family Residential Use
- Owned by Applicant Since 1987
- First Floor Rented on Short-Term Basis from 2015 – 2019
  - No Code Enforcement/Police Incidents



# VICINITY MAP

- Surrounded by Mostly Commercial Uses
- Residential Uses Next Door
- Physical Barriers from Residential Zones

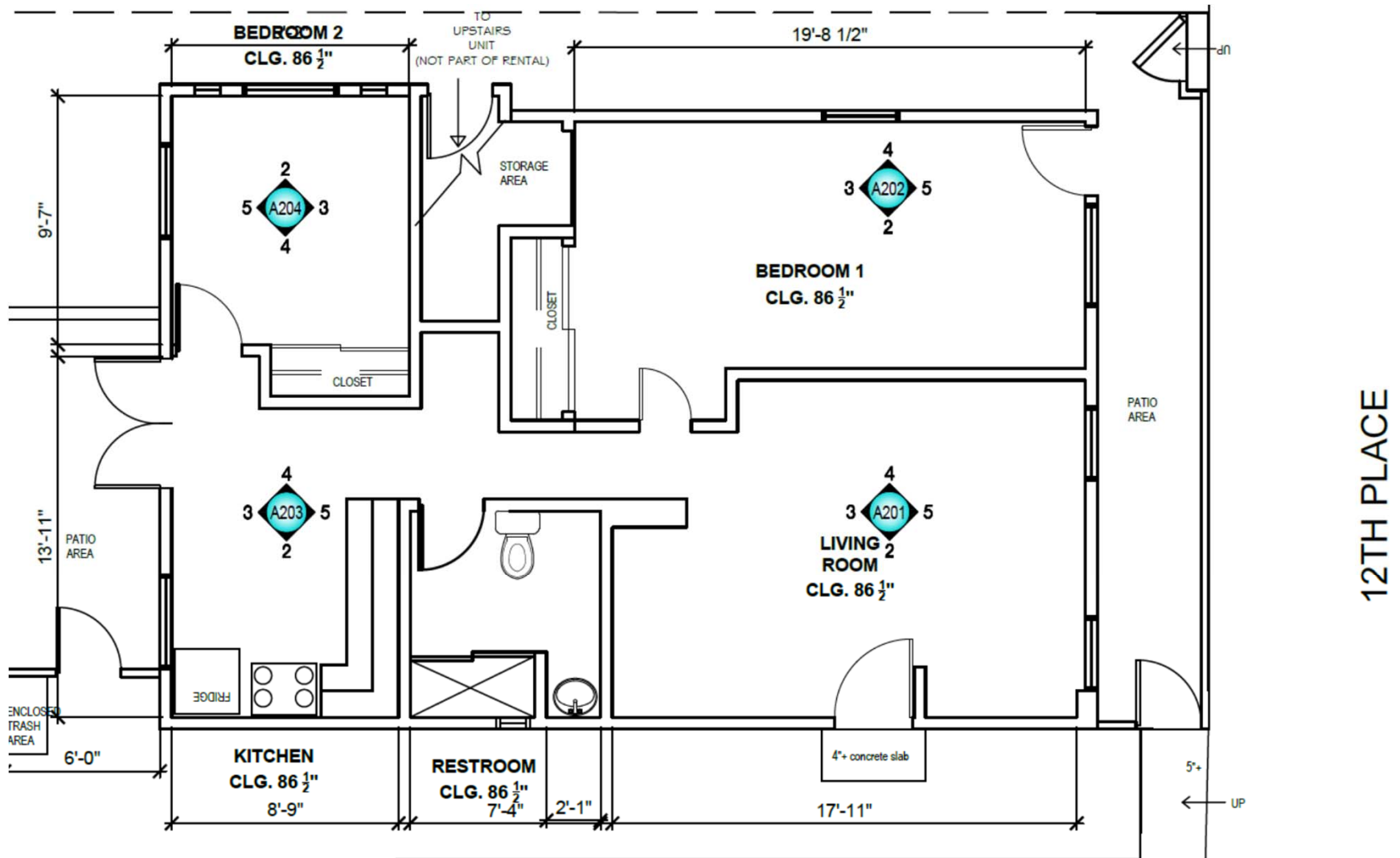


# USE PERMIT REQUEST

- Mixed-Use Development
  - Hotel Facilities (Limited) on First Floor
    - Commercial Lodging on a Short-Term Basis
    - Transient Hotel per M.B.M.C Section 8.20.010
  - Residential Use on Second Floor
- No Construction/Remodeling Proposed
- Applicant Lives On-Site (Second Story Unit)
  - Manages Lodging Himself



# USE PERMIT REQUEST



# UNIQUE CONDITIONS

- Hotel Facilities (Limited)
  - No On-Site Associated Services Like Restaurant or Banquet Services
  - Associated Operational or Maintenance Services Provided On-Site
- Owner-Occupied Primary Residence
- Minimum Two Night Stay
- Check-In No Later Than 11:00 p.m.
- Collect Transient Occupancy Tax
- Can't Be Rented Out for Parties or Events
- Purchase Two Overnight Residential Parking Permits
- Smoke/CO2 Detectors



# REQUIRED FINDINGS

- “Use is in accord with... the purposes of the district...”
- “Not be detrimental to the public health, safety or welfare of persons residing or working... in or adjacent to the neighborhood of such use...”
- “Proposed use will comply with... any specific condition required for the proposed use in the district in which it would be located.”
- “...Will not adversely impact or be adversely impacted by nearby properties.”



# REQUIRED FINDINGS

- Use is a Consistent with General Plan's Downtown Commercial Land Use Designation
- Neighboring Lots- Mostly Commercial
- Resolution Incorporates Conditions to Ensure Use Is Compatible with Surrounding Uses
- Physical Barriers like Buildings and Streets between Commercial Use and Residential Zones





# PUBLIC COMMENT

- One Neighbor Opposed
  - No Transient Uses Anywhere in the City
- Six Letters of Support
  - Downtown Businesses, Neighbor
  - Fits with Other Downtown Commercial Uses



# CONCLUSION

- Conduct Public Hearing
- Adopt Resolution Approving Use Permit with Conditions

