



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Applicant is seeking permission to convert an existing motel to lower income apartments and to continue use of already existing lower income apartments on this site. converting the motel to apartments will remove blight and conversion of the buildings to apartments will provide a comfortable environment for the residents. managing the new apartments in a manner consistent with the existing apartments will improve the economic vitality of the area and contribute to the health, peace, comfort and general welfare of people living and working in the area.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is adequate to accommodate all ordinance requirements for conversion of the motel and the already existing apartments.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

all streets, highways and other public services are in and adequate to accommodate the continuation of existing uses and to accommodate the change in use from motel to lower income apartments.

8. Discretionary Housing Permit Burden of Proof – Section 22.56.2820

Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing apartments provide much needed affordable housing for lower income families in the area. Converting the motel portion of this property to apartments, will allow the property owners to provide additional low income housing which would be beneficial to the economic vitality and Aesthetics of the area, cleaning up a blighted property.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is in and adequate in size and shape to accommodate all ordinance requirements to Convert the existing motel to lower income apartments and to accommodate the continued use of the existing lower income units onsite.

(Continue on pg. 5)

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

All streets, highways and other public services are in and adequate to accommodate the continuation of existing uses and the conversion of the motel to apartments.

D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

The design of the proposed conversion from a motel to apartments will be consistent with the design of the already existing apartments at this property and will constitute an upgrade to the area that will bring the former motel property up to a more modern, appealing standard.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

It is the property owners belief and intention to provide much needed affordable housing in this area. The additional low income apartments will assist in meeting the housing needs of people who largely work in service related businesses in the general area.