



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: April 28, 2025

ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT PCUP-23-0003 FOR A 47-UNIT SINGLE ROOM OCCUPANCY MOTEL CONVERSION AT 2205 HARBOR BOULEVARD

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
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RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-23-0003 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Michael Schafer, representing the applicant, Nikan Khatibi.

PLANNING APPLICATION SUMMARY

Location:	2205 Harbor Boulevard	Application Number:	PCUP-23-0003
Request:	Conditional Use Permit to for a Single Room Occupancy Residential hotel conversion within an existing motel (Mesa Motel).		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C2 (General Business District)	North:	C2
General Plan:	General Commercial	South:	R2-MD (Multi-Family Residential, Medium Density)
Lot Dimensions:	132' x 205'	East (across Harbor Blvd):	C1-S (Shopping Center)
Lot Area:	0.58 acres	West:	R3 (Multi-Family Residential)
Existing Development:	An existing 28,286-square-foot two-story motel with surface parking lot.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		SRO Development Standards	Proposed/Provided
Unit Sizes			
Minimum Single Occupancy Size		175 SF	176 SF
Minimum Double Occupancy Size		220 SF	238 SF
Maximum Unit Size		450 SF	444 SF
Maximum Percent Double Occupancy		10%	8.5%
Max Average Unit Size		300 SF	258 SF
Parking			
Minimum Parking Spaces		42	26*
Bike Racks		0	1
Total Parking		42	27*
Final Action	Planning Commission		
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Development)		
*Pursuant to AB 2097, the project is within a transit Priority Area and is therefore not subject to the City's parking requirements.			

EXECUTIVE SUMMARY

Staff supports the requested Conditional Use Permit (“CUP”) for a 47-unit single room occupancy (SRO) motel conversion and believes that the required CUP finding can be made. The project complies with all applicable development standards and City Council Policy 500-05 (“Council Policy”) related to SRO developments. The location of the proposed SRO is appropriate due to its proximity to transportation options, employment centers, and retail uses and services. The SRO management plan has been reviewed by the City and includes the necessary operational characteristics of the development. The project proposes 46 very low-income units, which exceeds the City’s established housing density to assist in achieving the City’s Regional Housing Needs Assessment (RHNA) requirement; however, the project does not provide the specified Housing Element income categories that the site was assumed to accommodate. Therefore, a required finding of “no net loss” is included with the application processing. Environmental Clearance is proposed pursuant to CEQA categorical exemption 15301 for existing facilities.

BACKGROUND

The existing motel at 2205 Harbor Boulevard was constructed in 1958 with 22-units. Subsequently, in the late 1980s, the City approved Conditional Use Permit PA-88-147 for the expansion of the motel into 46 units, and allowed a variance from the front setback requirements due to the widening of Harbor Boulevard. According to historical imagery, prior to construction of the motel, the site was used for agricultural purposes.

The subject property contains two existing two-story buildings with a total floor area of 28,286 square feet. The project site also features an existing surface parking lot and a pool which is proposed to be removed and replaced with a common patio area. The existing façade of the site from Harbor Boulevard is shown in Exhibit 1 below. The motel has not currently operational since mid-2022.



The subject, 0.58-acre, property is located on the west side of Harbor Boulevard, midblock between Wilson Street and Victoria Street (see Exhibit 2 below). The site has a General Plan Land Use Designation of General Commercial and is zoned C2 (General Business District). The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. The C2 zone permits hotel/motel uses subject to the Planning Commission approval of a conditional use permit.

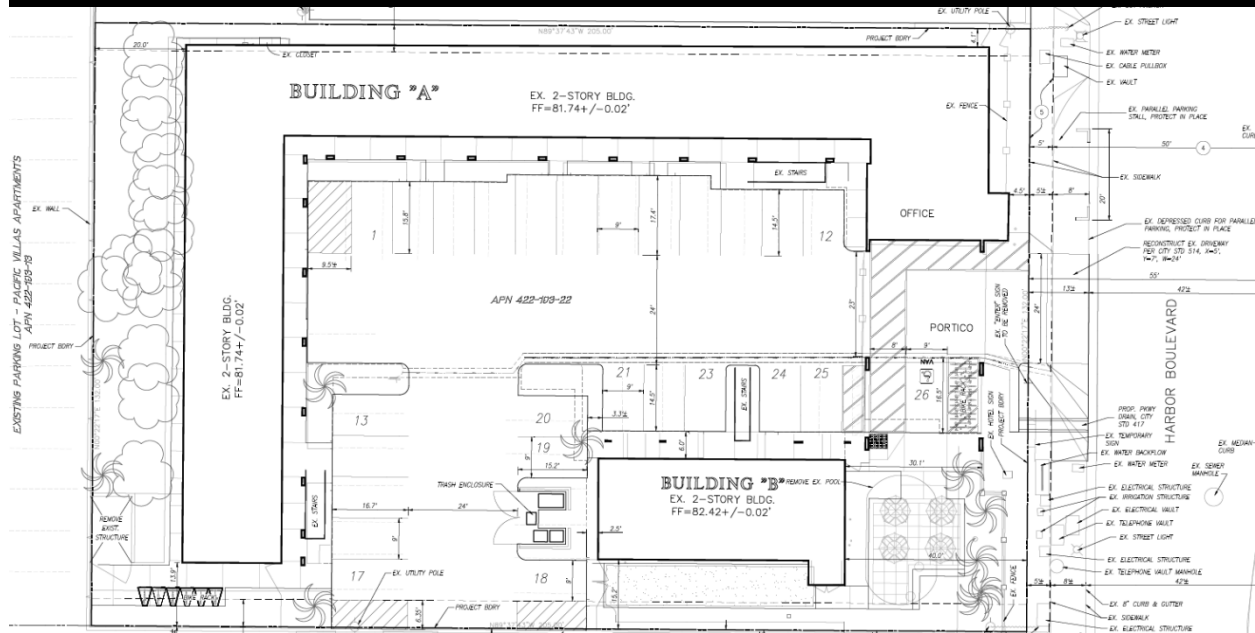


The property is located adjacent to other commercially zoned properties to the north and east, and residentially zoned properties to the west and south. Surrounding uses include a furniture store to the north, several large and small commercial shopping centers located across Harbor Boulevard, residential apartments (Pacific Villas apartments) to the west and a mobile home park (Tradewinds Mobile Park) is located to the south of the subject property.

ANALYSIS

Conditional Use Permit application PCUP-23-0003 is a request to allow an existing motel to be converted into a furnished 47-unit SRO including 42 single occupancy units, four double occupancy units, and one manager's unit. According to the application, resident preference will be provided to individuals and households living and/or working in the City of Costa Mesa, veterans, the elderly, and individuals with disabilities. Each unit, except for the managers' unit, will be deed restricted to very-low-income individuals in perpetuity.

Exhibit 3 Site Plan



Costa Mesa Municipal Code (CMMC) Section 13-30, the City's land use matrix, establishes that SRO developments are permitted with a CUP in specific commercial zones. Pursuant to the CMMC, to approve the CUP application, the Planning Commission must make findings that the use:

- As necessary, proposed conditional uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

City Council Policy 500-05 - "Single Room Occupancy (SRO) Units"

Pursuant to the CMMC, the use is subject to the requirements of City Council Policy 500-05 (see Attachment 2) regarding the permitting of SRO developments. The Policy establishes guidelines for the review of SROs. The Policy's intent is to provide means for the establishment of housing for low- and very-low-income segments of the population. The Policy specifically recognizes that a portion of the local labor force within the business community is at lower income levels and traditional housing is no longer affordable for this segment of the population; SROs provide an affordable housing opportunity for this population.

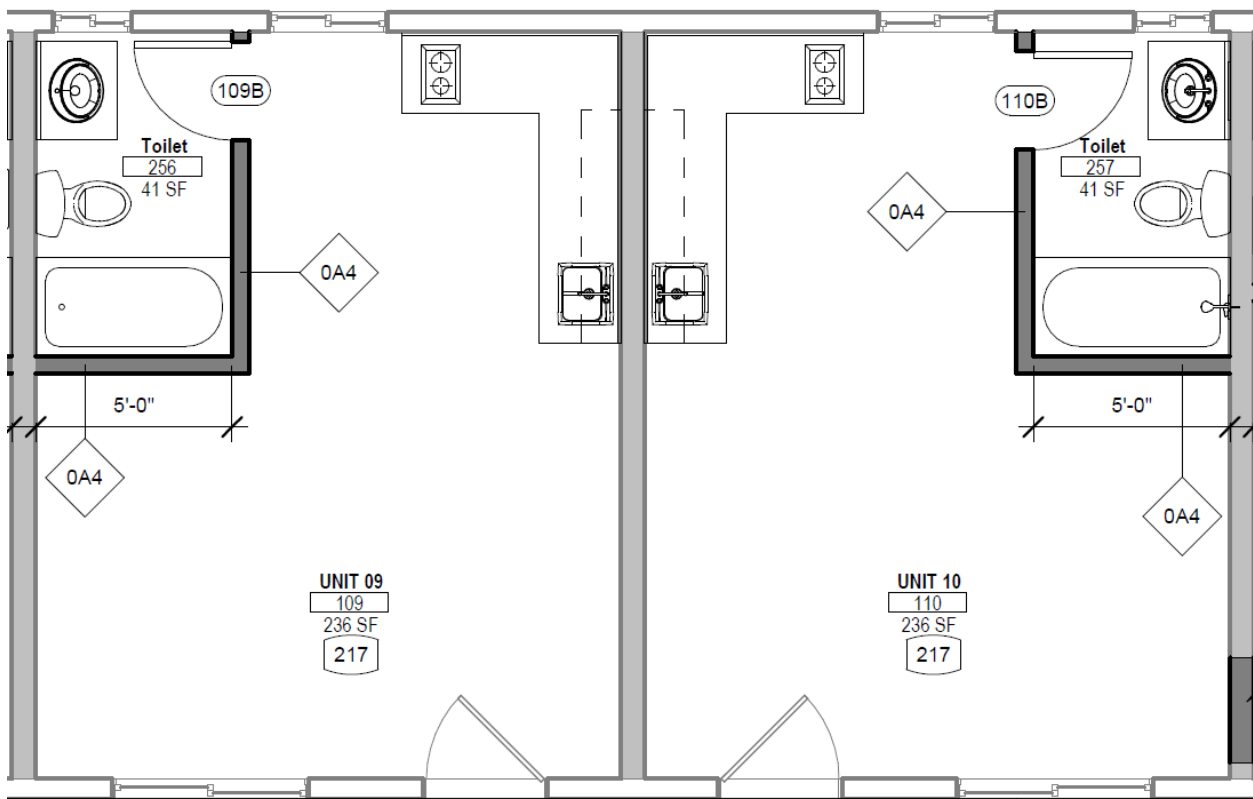
As described below, the City Council Policy establishes that all units shall be rented at 50 percent of the Area Median Income (AMI) for Orange County or lower, and the affordability requirements remain on the project in perpetuity. The City Council Policy further indicates that SROs should be located within close proximity (1,000 feet) to transit stops or within proximity to major employment areas. Ideally, SROs should be located within close proximity to grocery stores, retail stores, and services. The proposed SRO is located on a major commercial corridor with access to transit stops, major employment areas, grocery stores, retail stores, and services. The closest bus stop is approximately 250 feet north of the project site with bus services provided by the 43 Bus (Fullerton-Costa Mesa), 47 Bus (Fullerton-Newport Beach), and 55 Bus (Santa Ana - Newport Beach). The project site is located within half a mile walking distance of the "Harbor Center" (Mercado Northgate Market, Home Depot, and multiple other stores and restaurants), directly across the street from Gray Plaza, located at 2200 Harbor Boulevard (At-Home, Planet Fitness, and other stores and services), and is surrounded by various other retail uses, restaurants, and services on Harbor Boulevard.

Below is a summary comparison of the proposed development with the City Council SRO Policies:

Unit Sizes

Pursuant to the City Council Policy, the minimum size for single occupancy units is 175 square feet while the minimum size for double occupancy units is 220 square feet. The maximum size for any unit is 450 square feet. The unit mix is limited to a maximum of 10 percent of the units dedicated for double occupancy. As proposed, the project complies with the size requirements in that the minimum size of single occupancy rooms is 175 square feet, and the minimum double occupancy room is 238 square feet. The largest proposed unit is 444 square feet and the total percentage of double occupancy rooms is 8.5%.

Exhibit 4 Typical Floor Plan



Unit Requirements

Pursuant to City Council Policy, each unit is required to have a kitchen or kitchenette and fully enclosed bathroom. In addition, each unit shall be provided with a closet or storage area of at least 40 cubic feet and a locker of at least 10 cubic feet. As shown in Exhibit 4 above, the floor plans for each unit include a kitchenette consisting of either a two-burner stovetop or microwave, sink, and under counter refrigerator. In addition, each unit is proposed and conditioned to include at least 40 cubic feet of storage and a minimum 10 cubic-foot locker.

Parking

Pursuant to the Council Policy, SRO developments are required to be parked at 0.5 space per single occupancy guest room. Parking shall increase to a minimum of 0.8 space per unit for single occupancy guest rooms that are larger than the minimum room size standard. Parking shall be further increased to one space per unit for any rooms that are at the maximum size limit, unless the units are restricted to senior citizens. Double occupancy units shall have double the parking requirement of single occupancy rooms. Secure bicycle parking shall also be provided. Pursuant to the City Council SRO Policy, the project would require 42 parking spaces. The project proposes to include 26 parking spaces and also includes bike parking and bike lockers.

However, Assembly Bill 2097 (AB 2097) was signed into law by Governor Newsom and became effective on January 1, 2023. The primary objective of this legislation is to limit local governments from imposing minimum parking regulations on commercial and residential projects that are located within 0.5 miles of a major transit stop. AB 2097 defines “major transit stop” as an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods. Staff reviewed the nearby public transit facilities and determined that the subject property is located within 0.5 miles of two major transit stops (near the intersection of Harbor Boulevard and Wilson Street and Harbor Boulevard and Victoria Street). Therefore, pursuant to AB 2097, the City of Costa Mesa cannot impose a minimum parking requirement and the proposed parking provided is compliant with minimum required site parking.

Management and Security

The Council Policy requires that the applicant submit a management plan to be reviewed with the project. According to the Policy, the Plan shall address day-to-day operations and management of the project including: tenant selection and income/rent verification procedures; property maintenance standards and repairs, property improvements and maintenance schedules; insurance requirements; tenant services or amenities; access control and security, and project staffing (including a 24-hour live-in manager, desk clerk, security, and janitorial service/maintenance staff). The Plan shall discuss both internal and exterior security including controlled entry and exit, guest sign-in and regulations for guests, and video camera monitoring of common use areas including parking and open space.

The applicant provided a management plan (see attachment 2) as required by the policy. The Plan outlines the various roles and responsibilities of the property manager and tenants. The plan discusses the procedures for facility maintenance, repairs, inspections, and overall property functionality and also includes provisions regarding budgeting, rent collection, expense tracking, and financial management. The plan also specifies policies for unit leasing, tenant screening, communication, handling disputes, and security protocol.

Rental Terms and Rates

Pursuant to the City Council Policy, the applicant’s management plan specifies that the units will be rented on an annual basis and that the SRO unit shall be the primary residence for the tenants.

The City Council Policy requires that all SRO units shall be rented at 50% Area Median Income (AMI) for Orange County or lower (with the exception of the manager’s unit). Affordability requirements may be established on a case-by-case basis through the Conditional Use Permit process and as documented in a form approved by the City Attorney. The applicant proposes that each unit shall be rented at 50% AMI which is

considered very-low-income. As of April 1, 2024, 50 percent of the average median income for a one-person household size is \$55,250, and the applicable maximum rent is \$1,381 (see the below Table 1). The applicant will be required to submit annual reports to the City indicating compliance with the applicable affordability requirements.

Table 1 Orange County Rent & Income Limits

Orange County Rent & Income Limits								
2024 Orange County Income Limits		April 2024	Revised per HUD Notice Effective April 1, 2024					
California Tax Credit Allocation Committee								
Based on Household Size	% of Median Income		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Median Income	100%		\$110,500	\$126,200	\$142,100	\$157,800	\$170,500	\$183,100
60% of Median	60%		\$66,300	\$75,720	\$85,260	\$94,680	\$102,300	\$109,860
50% of Median (Very Low-Income)	50%		\$55,250	\$63,100	\$71,050	\$78,900	\$85,250	\$91,550
40% of Median	40%		\$44,200	\$50,480	\$56,840	\$63,120	\$68,200	\$73,240
30% of Median	30%		\$33,150	\$37,860	\$42,630	\$47,340	\$51,150	\$54,930
2024 Orange County Rent Limits		April 2024	Rent levels are based on 30% of the maximum family income in each category.					
California Tax Credit Allocation Committee			Rent will be adjusted based on the type of utilities paid by the tenant.					
Based on Bedroom Size	% of Median Income		Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Median Income	100%			\$2,762	\$2,958	\$3,552	\$4,102	\$4,576
60% of Median	60%			\$1,657	\$1,775	\$2,131	\$2,462	\$2,746
50% of Median (Very Low-Income)	50%			\$1,381	\$1,479	\$1,776	\$2,051	\$2,288
40% of Median	40%			\$1,105	\$1,183	\$1,421	\$1,641	\$1,831
30% of Median	30%			\$828	\$887	\$1,065	\$1,231	\$1,373

Common Areas

Pursuant to the Council Policy, an SRO project shall include common areas with a minimum of 570 square feet and this space should be divided between interior and exterior areas with neither having less than 40% of the total square footage. The project proposes a total of 1,094 square feet of common areas consisting of a 505-square-foot (46%) activity room and a 589-square-foot (54%) common patio area. The activity room is located on the first floor at the front of the SRO. The patio is proposed to be located where the existing pool is currently located near the southeast corner of the property (the pool is proposed to be removed).

Laundry Facilities

Pursuant to City Council Policy 500-05, laundry facilities shall be provided near the common indoor open space area. The project proposes to include two 46-square-foot laundry rooms with coin operated laundry equipment and therefore complies with the requirement.

Building Safety

As required by City Council Policy 500-05, the project shall comply with the applicable standards of the Building and Fire codes. Should the project be approved, the applicants will be required to submit building permit applications to bring the facility into compliance with the applicable requirements.

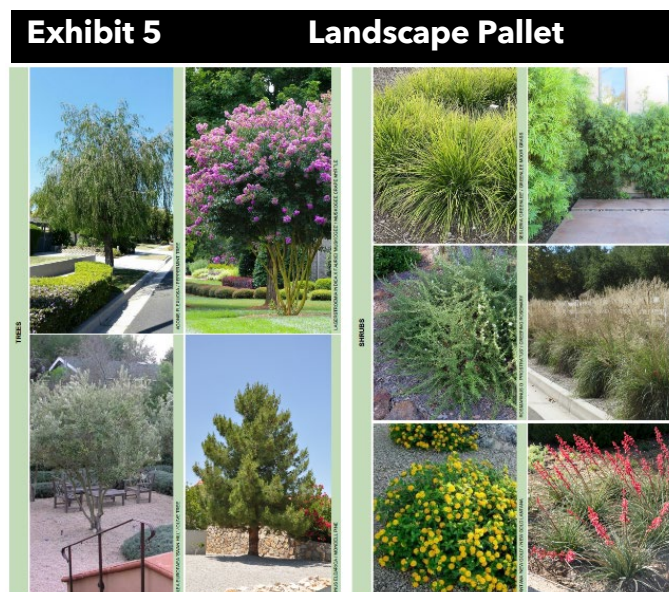
Landscaping

The project proposes new site landscaping consistent with City standards (see Table 2 below). As shown in Exhibit 5 below, the project is proposed to include a combination of flowering trees, specimen trees, and screening trees. The proposed screening trees will be located at the rear of the property to provide site privacy from the existing apartment complex to the rear.

Table 2 Landscape Materials		
	CMMC Required	Proposed
Trees	10 (one 15-gallon tree or larger per 200 square feet of landscape area)	Minimum 10 trees
Shrubs	77 (one shrub for every 25 square feet of landscape area)	Minimum 77 shrubs

As part of the building permit plan check review, final landscape plans will be prepared and certified by a California licensed landscape architect confirming that they comply with the Costa Mesa Municipal Code (CMMC) and water efficiency landscape guidelines. To provide shading on the sidewalk within the public right of way, conditions have been included to require that trees be planted within the front landscape setback along Harbor Boulevard.

Lighting is required to be provided in all parking areas, vehicular access areas, and on major walkways. The applicant will be required to submit lighting and photometric plans with the building permit plan set demonstrating that there is limited to no spillover of lighting onto neighboring properties.



NO NET LOSS LAW - SENATE BILL 166

The City's 6th Cycle Housing Element has identified the project site as a potential site for assisting in achieving the City's 2021-2029 Regional Housing Needs Allocation (RHNA) requirement. Specifically, the subject parcel is identified by the City's Housing Element to provide a total of 28 housing units that include five very-low-income units, three low-income units, five moderate-income units, and 15 above-moderate units. The project proposes 46 very low-income units, and one manager's unit, which therefore results in a Housing Element shortfall of three low-income units, five moderate income units and 14 above moderate units. However, a surplus of 41 very-low-income units is proposed.

Pursuant to Senate Bill 166 (Government Code Section 65863 - "No Net Loss Law"), the State requires that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). One of the applicable requirements of this legislation states that "If a city approves the development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category".

As a result of the proposed Housing Element discrepancy, as specified in the City Housing Element "Site Analysis", the City is required to make "No Net Loss" findings pursuant to Government Code Section 65863. The finding can be made as the Housing Element "Site Analysis" includes a planned surplus of low, moderate and above moderate-income housing units. This required finding is provided below in the "Findings" section of this report.

GENERAL PLAN CONFORMANCE

The proposed SRO development fulfills the goals, objectives, and policies of the general plan by providing new housing opportunities that meet the needs of an underserved population. The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The SRO would provide an additional housing opportunity for very low-income households in a job-rich area. The increase of 46 very-low-

income housing units would balance the employment needs of the surrounding businesses with residences residing in close proximity.

2. **Policy LU-1.5:** *Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.*

Consistency: The proposed SRO includes 47 housing units including 46 very-low-income units. The proposed SRO helps to balance the number of residents in the area compared to the number of jobs. The location of the SRO includes existing infrastructure and services that are sufficient to allow for the new use.

3. **Policy HOU-2.1:** Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.

Consistency: The proposed SRO will be an alternative housing choice for individuals with very-low-income levels. The housing is centrally located, near transit options, and in a job rich area along Harbor Boulevard. The development of the SRO helps to meet the needs of underserved very-low-income population.

FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, and as required by State Housing Law (Government Code Section 65863), in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required findings:

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The proposed use would not involve any expansion or additional square footage to the existing motel. The use complements the surrounding commercial uses in that it will provide additional residential opportunities for employees in the area. The use would be compatible with the surrounding area in that adequate buffering has been provided to neighboring residential uses including the existing eight-foot block wall, proposed screening vegetation, limited hours on the common patio, and the relocation of the trash enclosure away from the neighboring mobile home park. Lastly, the project includes conditions of approval to ensure use/neighborhood compatibility including compliance with the operational plan.

- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Granting the approval will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood in that modifications to the existing structures are minor and would require compliance with applicable building and fire codes. The use is substantially similar to the existing motel use in that the space will be used to house people, albeit as a primary residence instead of a motel. The Police Department has also reviewed the proposed use and has no objections to the approval of the application.

- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

The use would be compatible with the existing uses in the surrounding area and meets the intent of the General Plan's General Commercial Land Use Designation and City Council Policy 500-05 in that commercial uses like motels may be permitted, and, subject to the approval of a conditional use permit, motels may be converted into SRO developments in commercial zones. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1 and LU-1.5 and Housing Element Policy 2.1 as indicated above.

- Senate Bill 166 (Government Code Section 65863), the "No Net Loss Law".

The proposed SRO Development project includes a total of 47 units, exceeding the City's Housing Element RHNA Sites Inventory capacity of 28 units for the subject site. However, according to the City's adopted Housing Element "Sites Analysis" (Appendix B), the property is identified with providing five very-low-income units, three low-income units, five moderate income units and 15 above moderate units. The proposed SRO development project includes 46 very-low-income units, no low-income units, no moderate-income units and only one above-moderate unit (the manager's unit), therefore is deficient three low-income units, five moderate-income units and 14 above moderate units. Although the development, as proposed, would be deficient for low-income, moderate-income units and above-moderate income units (as specified in the City Housing Element "Sites Analysis"), the City's Housing Element includes a 49 unit surplus of low income units, a 1,149 surplus of moderate income units, and a 1,064 surplus of above-moderate units; therefore, a finding can be made that the City's adopted Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitats. This project site contains two existing buildings, and the application does not include any new square footage. The project would result in interior improvements to adequately address operation and safety concerns. Exterior improvements consist of painting, landscaping, and the removal of the pool. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

Planning Commission determination alternatives include the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions. (If the Planning Commission direction includes a reduction in the proposed project density, the below specified Government Code Section 65589.5 provisions are applicable.)
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for City Council denial. If the project is denied, the applicant could not submit substantially the same type of application for six months from the City Council's decision for denial. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies or directs a reduction in the proposed density of the housing project, and the development is determined to be consistent with

applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must make the following written findings:

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors)

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10-days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on April 18, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on April 18, 2025.
3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on April 18, 2025.

As of the date of this report, no written public comments have been received. Any public comments received prior to the April 28, 2025, Planning Commission meeting will be forwarded separately to the Planning Commission.

CONCLUSION

Approval of the project would allow for the conversion of an existing motel into a Small Room Occupancy units development. The proposed use is in conformance with the City Council Policy 500-05, General Plan, Zoning Code, Planning Application Review Criteria, and the CUP and "No-Net -Loss" findings can be made. The SRO development would be compatible with the surrounding residential and commercial uses and would not be materially detrimental to other properties within the area. Further, the proposed SRO development is ideally located in that the site is located in close proximity to multiple transportation options and is surrounded by a job center consisting of two large shopping centers and various other retail uses, services, and groceries along Harbor Boulevard. In addition, the project site is located less than half a mile from Wilson Park and Ketchum Libolt Park. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.