

From: [Ron Beard](#)
To: [Soto, Ricardo](#); [eComment](#)
Cc: [Ron Beard](#)
Subject: Dyer / 55 - Motel 6 site
Date: Thursday, November 4, 2021 11:41:05 AM
Importance: High

To the Planning Commission:

I've reviewed the draft General Plan. Please note that limiting the current Motel 6 site to only 2 stories and a 1.5 FAR dramatically affects any ability to ever tear down this hotel and rebuild a nicer project. New hotels are almost all at least 4-5 stories. Same applies for the horrible and run down office building on the site. Limiting redevelopment to 2 stories will only serve to keep the old, crummy product there, as it will make new development far less feasible versus living with what is there. It's a simple truth.

I strongly suggest you reconsider this zoning to allow for at least 4-5 story development as well as provide a much higher FAR.

Thanks,

Ron Beard, property owner