

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
June 7, 2011
7:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** May 3, 2011 minutes.
6. **PUBLIC HEARING:**

A.) 11-010V, 11-011CU, & 11-018MAP: A variance, conditional use, and major partition that will allow a mixed use development within the General Commercial (C-3) zone. The commercial and residential mixed use development will consist of the following: Lot 1 will have two buildings, one 6500 sq. ft. retail space with 6 apartments above the retail space and a stand alone 3000 sq. ft retail space; Lot 2 will have two buildings, a 9 unit and a 10 unit apartment; Lot 3 will have four buildings, one 8 unit and two 10 unit apartments and a 4200 sq. ft. retail space; Lot 4 will have three buildings, two 3500 sq. ft. retail spaces with 4 apartments above each retail space and one 10 unit apartment building. Under the current request, only three parcels will be created at the onset of the development; however, the applicant has provided a master site plan that identifies how the future site could be developed in conjunction with the current request. The proposal includes a variance that will allow a reduction in the required number of off-street parking spaces from 2 to 1.5 spaces per apartment unit. The requests are being made by HTA Properties LLC representative Harry Henke. The mixed-use development will be accessed from a private street (Cross Creek Lane) and the subject property (6 10 15BA TXLT: 5800) is the balance of undeveloped land that surrounds the new TLC Federal Credit Union at 2315 N Roosevelt. The Planning Commission has reviewed and approved a number of prior development plans for this property; however, final funding for those projects was never obtained. The applicant is again proposing development that will utilize the access previously developed for the subject property.

B.) 11-012MP - A minor partition request by Paul Goodell. The subject property is located at 510 N Holladay. (6 10 16 DD TL: 14400) and it is zoned High Density Residential (R-3). This request is to create three separate parcels of land. The parcels will be approximately 14046 sq. ft., 8535 sq. ft. and 6001 sq. ft. in size.

C.) 11-013CU: A conditional use request by Susan Peters. The subject property is located at 581 S Prom (T6 R10 21AC, TL: 12400) and it is zoned Resort Residential (RR). This request will allow for a small restaurant in conjunction with a motel.

D.) 11-014VRD is a request by David Wayne & Stephanie Clift for a Four (4) bedroom Vacation Rental Dwelling Permit within the Residential Medium Density (R-2) zone. The property is located at 115 13th Avenue.

7. **ORDINANCE ADMINISTRATION:**

8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**