

**SEASIDE PLANNING COMMISSION AGENDA**  
**989 Broadway - City Hall Council Chambers**  
**June 7, 2016**  
**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, 2016
6. **PUBLIC HEARING:**
  - A.) **16-023VRD** is a conditional use request by **Tran Ly Baunach** for a **two (2)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The property is located at **2036 S Franklin (6 10 28AB TL 1300)** and it is zoned **Medium Density Residential (R-2)**.
  - B.) **Continuance: 16-017V:** A **revised** request by **Antoine Simmons** for a variance to the allowed building height and required setbacks at 341 S Prom. (6 10 21AC TL: 11900, 11100, 10900). The property is zoned Resort Residential (R-R) and the zone currently allows a defined building height of 45 ft. The applicant is requesting to build up to a defined height of approximately 60 ft on the western portion of the property but the apparent height would be approximately 51 ft due to a below grade story. The eastern portion of the building would be setback 3 ft. along a portion of the southern property line and 5' along a portion of the northern interior property line where the zone requires an 8' setback. The northwest corner of the building would be 8 ft. from the Prom frontage. The applicant intends to develop a 48 unit motel. The building will have sloped roofs and numerous dormers and open decks on the westerly facade. The structure would also have a non-habitable tower with a peak height of 80'; however, this type of architectural feature is already allowed an exception to the building height under the ordinance. A number of pre-existing buildings in the surrounding area are close to or exceed the requested building height. The review will be conducted in accordance with Article 7 and Article 10 of the Seaside Zoning Ordinance, which establishes the review criteria and procedures for a Variance.
7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**