

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
August 3, 2010
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:**
6. **PUBLIC HEARING:**

A.) Reconsideration 10-023MP A request by John Dunzer for a major partition at 2964 Keepsake Drive (T6-R10-28BC-TL#1900). The proposed partition will divide the property into two separate units of land (Parcel 1, 5,697sq. ft. & Parcel 2, 4,102 sq. ft.) so the guesthouse/garage can be converted into a separate dwelling. The subject property is zoned Medium Density Residential (R-2) and the proposed land division must conform to the zero lot line and density provision applicable in the zone. Although the Commission closed this public hearing during their last meeting, they did not make a final decision due to a tie vote; therefore, the Commission will reconsider the matter and may reopen the hearing in an effort to reach a final decision. The land division review is made in accordance with the criteria in Sections 18-25 of the Seaside Subdivision & Land Partition Ordinance #74-36 and the procedures in Article 10 of the Seaside Zoning Ordinance.

B.) 10-028LAR- A landscape and access review requested by Ken Ulbricht. The request will allow the applicant to include the vacant lot, on the corner of Broadway and North Roosevelt (Highway 101), in the plans to improve a parking lot east of the existing building at 851 Broadway (Old City Hall). The subject property is zoned Central Commercial (C-4) and the individual lot is referenced as T6 R10 21AD TL 11301.

C.) 10-029CU & 10-030V: A conditional use request by Jennifer Maksimowicz to operate a preschool academy at 1775 S Roosevelt Unit C (6 10 21 TL: 2500). The subject property is zoned General Commercial (C-3) and schools require a conditional use permit. The applicant is also requesting a variance to the outdoor play area required under Article 6 based on the operational needs of the proposed use

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