



## Planning Commission Staff Report-Addendum

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<b>APPLICATION(S):</b>	<b>23-001CU &amp; 23-002V– Conditional Use &amp; Variance Apartments in the Central Commercial (C-4) Zone.</b>
<b>MEETING DATE:</b>	<b>February 7, 2023</b>
<b>PUBLIC HEARING:</b>	<b>Yes</b>
Report Date:	February 7, 2023
Applicant:	Matt Johnson – Lift Architecture
Owner:	One Ten Holdings LLC
Location:	726 Broadway Seaside, OR 97138
Major Street Access:	Broadway with lot access off of Oceanway St.
Parcel Number(s) & Size:	6-10-21AA-TL 04200, 04300, 05900, & 06000
Parcel Zoning:	Central Commercial (C-4)
Adjacent Zoning:	General Commercial (C-3) and Central Commercial (C-4)
Current Use of Parcel:	Hotel and Retail
Adjacent Uses:	Retail
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Planner:	Jeff Flory, Community Development Director

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### A. Summary:

A Conditional Use request to convert space that was previously utilized as a hotel into six (6) apartments. The location is on the second floor of the building at 726 Broadway. In conjunction with the conditional use request, the applicant is requesting a variance to the requirement that off-street parking for dwellings be located on the same lot as the dwelling.

### B. Public Comment:

The owners of 831/841 Broadway expressed the following concern:

- **Residents and visitors of the apartments will use the parking spaces on Broadway instead of the off-street spaces provided behind the building.** *Finding: The applicant has shown sufficient off-street parking in the parking lot to on the north side of this building. Additionally, Broadway St. has a parking restriction of no more than three (3) hours.*

The Planning Commission can consider a condition that will ensure the parking lot for this project remains attached to the residential use of the building.

**Condition 10:** To ensure the parking lot remains available for the residential use on tax lots 4200 and 4300, the applicant/owner will need to record a deed restriction prohibiting the individual sale of tax lots 6000, 5900, 4200, or 4300 without prior approval from the Community Development Department.

- C. Correction to Apartment Configuration:** The applicant's site plan shows a total of nine (9) apartments. Section F. of the previous staff report did not have unit 213 listed in the table below.

Unit Number	Bedrooms	Parking Spaces
201	2	1.5
202	1	1.25
203	1	1.25
204	Studio	1
205	Studio	1
206	Studio	1
211 (Existing)	1	1.25
212 (Existing)	1	1.25
213 (Existing)	1	1.25

The bedroom configuration of the units requires a total of eleven (11) parking spaces. The applicant's parking lot layout includes fourteen (14) parking spaces. The applicant meets the parking requirement for the number of dwelling units and dwelling unit bedroom configuration for the project.