

Seaside Planning Department Land Use Application



Office: 503-738-7100

E-mail: CDAdmin@CityofSeaside.us

Fax: 503-738-8765

Mailing Address: 989 Broadway Seaside, OR 97138

Physical Address: 1389 Avenue U Seaside, OR 97138

Name of Applicant: David Keller	Address: PO Box 2392 Gearhart OR	Zip Code: 97138
Street Address or Location of Property: 719 1st Ave Seaside		

Zone C3	Overlay Zones	Township 6	Range 10	Section 21AA	Tax Lot 8100, 8200
-------------------	---------------	----------------------	--------------------	------------------------	------------------------------

Proposed Use of Property and Purpose of Application:

To use 2000 sqft approx. of existing 3500 sqft building as mini-storage and wine storage lockers.

- This will bring the property into compliance with current parking requirements**
- common area of storage is approx. 900 sqft**

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: David Keller	Print Name of Applicant/Representative:
Address: PO Box 2392 Gearhart OR	Address:
Phone: 619-977-5040	Phone:
E-mail: daveakeller@gmail.com	E-mail:
Signature of Property Owner: 	Signature of Duly Authorized Applicant/Representative:

FOR OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE.

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Non-Conforming | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning Code Amendment |
| <input type="checkbox"/> Landscape/Access Review | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Major Partition | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Vacation Rental | <input type="checkbox"/> PC <input type="checkbox"/> PD <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Setback Reduction | <input type="checkbox"/> Variance | <input type="checkbox"/> |

Planning Department Use	
Date Accepted as Complete: 2/10/23	By: JAS
File Number: 23-009CU	
Hearing Date: 3/7/23	P.C. Action:

Office Use		
Fee: 675.00	Receipt: 18648	
Date Filed: 2/3/23	Time Filed: 10:22 am	By: JAS

CONDITIONAL USE - ARTICLE 6

TYPE 2 - PLANNING COMMISSION DECISION **FEE: \$ 675.00**

In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, or special characteristics of the area in which they are to be located, conditional uses require special considerations so they may be properly located with respect to the Comprehensive Plan and to the objectives of this Ordinance.

The Planning Commission shall have the authority to approve, approve with conditions, or disapprove Conditional Use Permits in accordance with the provisions in Article 6 of the Seaside Zoning Ordinance.

In addition to those standards and requirements expressly specified by the Ordinance, the Planning Commission may impose conditions, which are necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include the following:

- 1. Increasing the required lot size or yard dimension.
- 2. Limiting the height of buildings.
- 3. Controlling the location and number of vehicle access points.
- 4. Increasing the street width.
- 5. Increasing the number of required off-street parking spaces.
- 6. Limiting the number, size, location and lighting of signs.
- 7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8. Designating sites for open space.

The Planning Commission will make a determination concerning a conditional use based on the applicant's justification of the following statements:

1. What is the proposed use in the zone?
I propose to use approximately 2000sqft of 719 1st Ave as Mini-Storage.

2. How will the development conform to the general development standards in Ordinance and the specific standards in the zone?

Developing climate controlled mini-storage in the this commercial zone will
provide storage access to the downtown business. This proposed use requires
a conditional use permit in the C3 zone.

3. How will the development meet any of the applicable standards in Article 6?

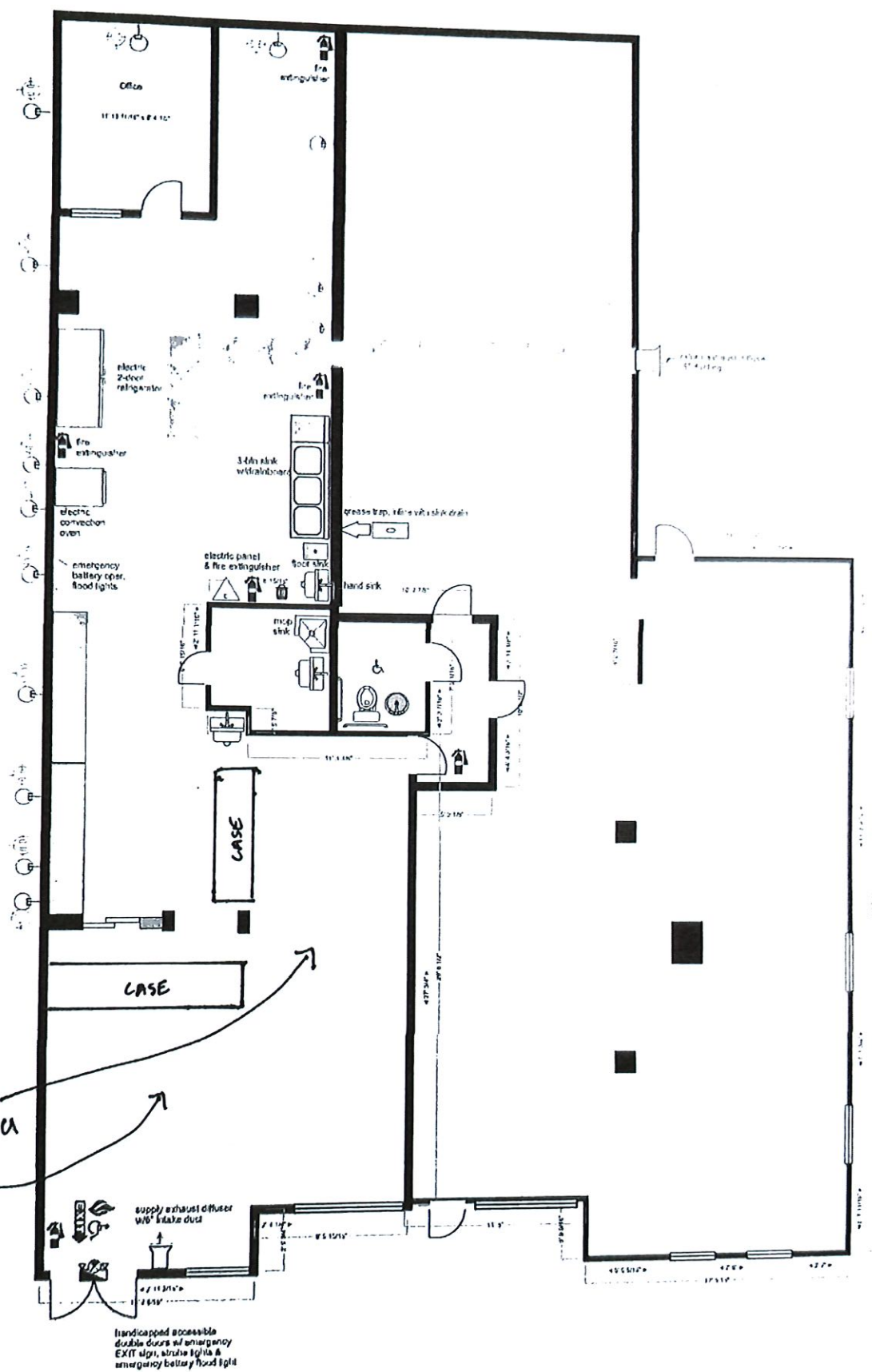
Currently, this property does not conform the the City parking requirements. It has historically been a retail location. Providing mini-storage will bring the property into parking compliance. I believe the proposed mini-storage should require only 2 spaces. The other business in 719 1st Ave should require 4 spaces.

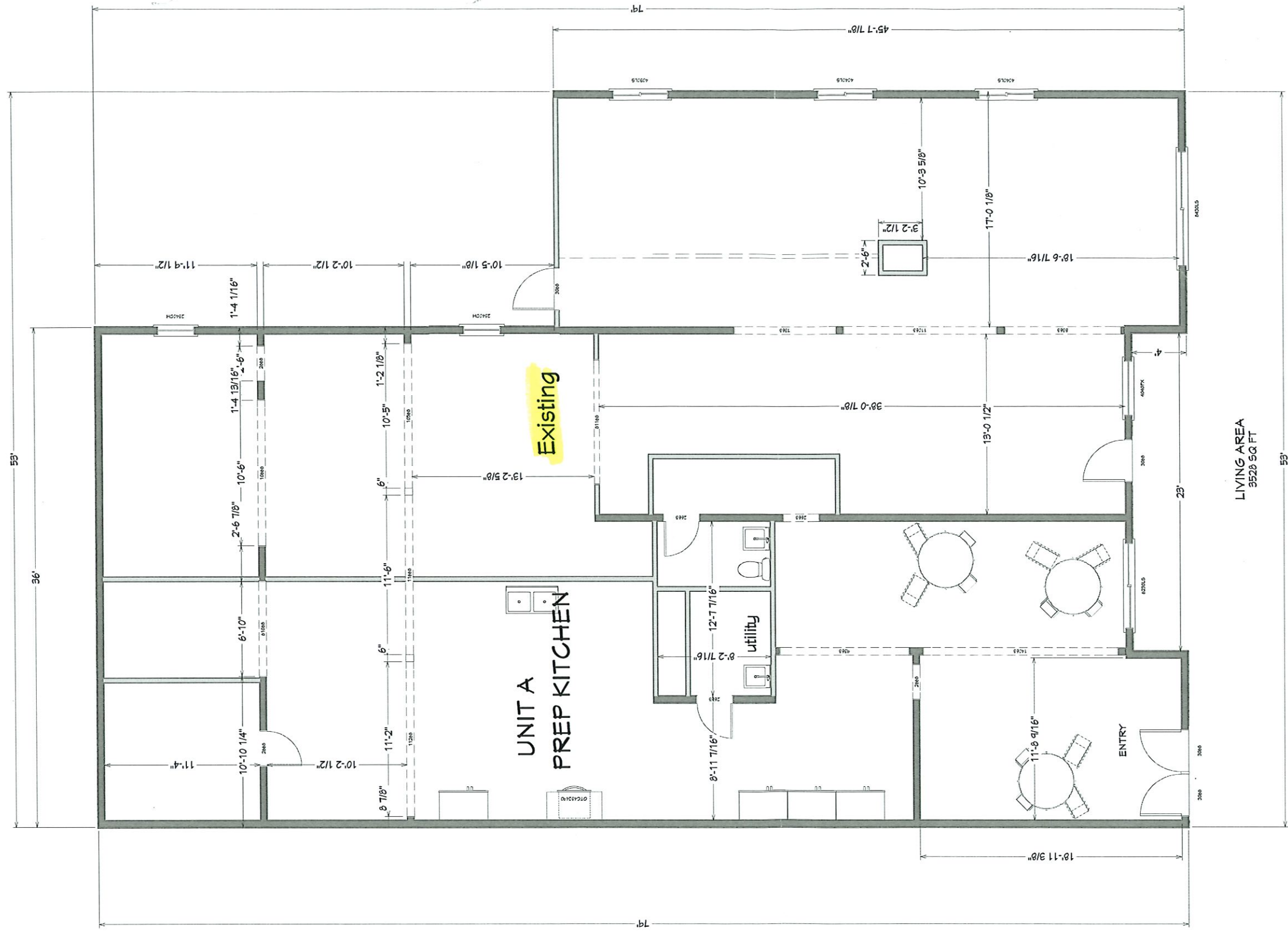
4. Describe any additional measures (if any) the applicant will take in order to protect the interests of the surrounding area or the city as a whole.

The storage will be available to local businesses first. I know from operating a business in the area that storing enough inventory for our busy summer season can be challenging. This will provide close storage access for downtown merchants and wine distributors.

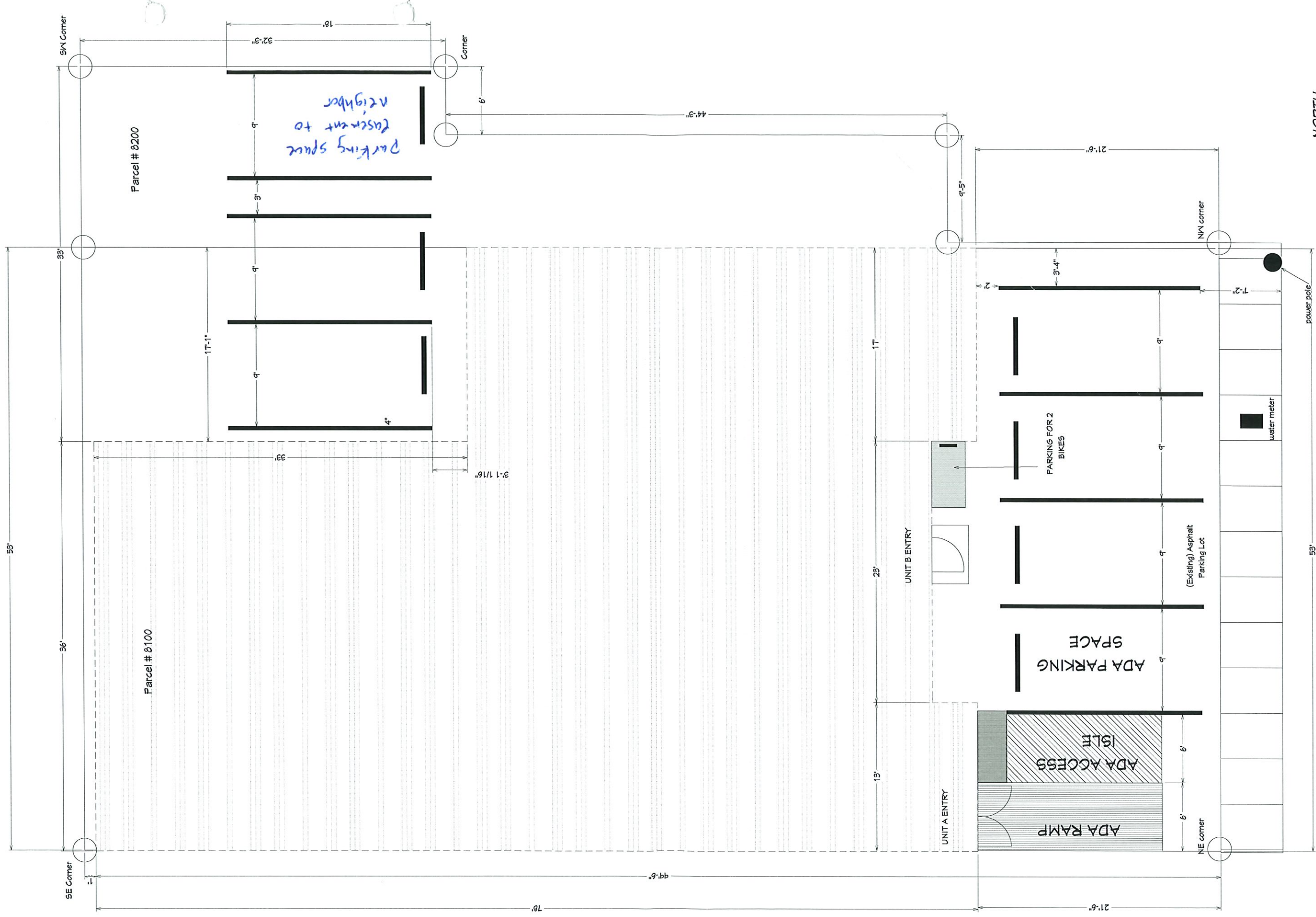
5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine conformance with the development standards in the ordinance (e.g. setbacks, parking spaces, fences, accesses, landscaping, neighboring buildings, or uses, etc.)

ATTACH EXTRA SHEETS IF NEEDED





Job: Koller LLC alteration
Address: 719 1st ave Seaside, OR
97138



Site Plan
719 1st ave seaside, oregon
NORTH

Scale: 1/8"=1 ft