



CITY OF SEASIDE

PLANNING COMMISSION AGENDA

Tuesday, March 7, 2023 6:00 PM

To provide public comment for Planning Commission meetings, participants should register prior to the meeting. Please complete the form linked below to offer public comment at an upcoming Planning Commission meeting. You may provide public comment using the following methods:

1. In-person (meetings are held at Seaside City Hall, 989 Broadway, Seaside, OR)
2. Via Zoom web conference or telephone (obtain link and register at cityofseaside.us)
3. Written comments may be submitted using this [form](#), via e-mail to publiccomment@cityofseaside.us or in person at City Hall (989 Broadway, Seaside, OR).

If you are providing public comment in person or via Zoom, please keep in mind your comments will be limited to three (3) minutes. If your comments will be longer than three (3) minutes, please submit your comment in writing and utilize your three (3) minutes to summarize your written document. Please review the [Public Comment Rules of Conduct](#) prior to the meeting.

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1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **ROLL CALL**
 4. **APPROVAL OF MINUTES**
 5. **DECLARATION OF POTENTIAL CONFLICT OF INTEREST**
 6. **PUBLIC HEARING**
 - a) **23-009CU:** The applicant, **David Koller**, is requesting a Conditional Use to install mini-storage units in the building at **719 1st Ave Seaside, OR 97138 (T6-R10-S21AA-TL08100 & TL08200)**. The property is zoned **General Commercial C-3**. The applicant intends to install 29 small storage units ranging in size from 9 sq. ft. to 75 sq. ft. The units are intended for climate-controlled wine storage and small retail storage.
 7. **ORDINANCE ADMINISTRATION:**
 8. **PUBLIC COMMENTS** Members of the public may use this time to provide comment to the Planning Commission on items that are not scheduled on this agenda for a public hearing or public comment. Speaking time is limited to three minutes.
 9. **PLANNING COMMISSION & STAFF COMMENTS:**
 10. **ADJOURNMENT**

Complete copies of the Current Commission meeting Agenda, Packets, and Minutes can be viewed at: www.cityofseaside.us.

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Commission may be recognized by the presiding officer. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-5511 if you will need any special accommodation to participate in this meeting.

MINUTES SEASIDE PLANNING COMMISSION February 7, 2023

CALL TO ORDER: Chair Montero called the regular meeting of the Seaside Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Chairman Robin Montero, Vice Chair Kathy Kleczek, Lou Neubecker, Chris Rose, and Brandon Kraft. Staff present: Jeff Flory, Community Development Director, Jordan Sprague, Administrative Assistant. Absent: Don Johnson

APPROVAL OF MINUTES: January 3, 2023 minutes were adopted as written.

INTRODUCTORY STATEMENTS

This is the time duly advertised for the Seaside Planning Commission to hold its monthly meeting. Agenda items can be initiated by the general public, any legal property owner, Seaside City Council, City staff, and the Seaside Planning Commission.

Chair Montero asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There were none.

PUBLIC HEARING PROCEDURES, EX PARTE CONTACTS, & CONFLICTS OF INTEREST:

Chair Montero stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. She then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest. There were none.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Montero:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.
5. Electronic testimony can be submitted via Zoom using the meeting ID of 817-4719-0379.

PUBLIC HEARING

- A. 23-001CU & 23-002V:** A Conditional Use request by **Matt Johnson, Lift Architecture**, to convert space that was previously utilized as a hotel into 6 apartments. The location is on the second floor of the building at **726 Broadway (T6-R10-21AA TL 4200, 4300, 5900, 6000)**. 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.

Jeff Flory, Community Development Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Chair Montero asked if there was anybody who would like to speak in favor of the proposal. Matt Johnson, 145 Liberty St NE Suite 105, Salem, OR, stated the owners wish to develop the west side of the second floor, which was

previously used as a hotel/hostel, into six apartments. The lot that would be used for the parking would be brought up to meet the city's standards for a parking lot.

Chair Montero asked if there was anybody else who would like to speak in favor. There were none.

Chair Montero asked if there was anybody who would like to speak in opposition. There were none.

Chair Montero opened the discussion to the Commission. Chair Montero reminded the Commission that city staff had reviewed the application and comments were added based on their review. Commissioner Rose disclosed that the written comment was from his brother-in-law, but does not view the comments as an actual concern to the project. Commissioner Kraft asked if the building will have an elevator and if any of the units will be ADA accessible. Mr. Johnson responded that the units will not be ADA accessible, but the building code requires accessible parking available. The accessible parking spot could be used for the antique mall parking. Commissioner Kraft asked where the required bicycle parking was going to be located for this new use. Mr. Johnson stated the short-term bicycle parking is proposed to be located in front of the building with a U-shaped rack. The long-term parking would be inside the building within the lobby and stairwell. Commissioner Neubecker asked if the units would be work-force housing. Mr. Johnson responded the owners intend to have the units be market-rate units. Vice Chair Kleczek asked if the short-term bicycle parking would infringe upon the ADA requirements for the public right of way. Mr. Flory responded that the plans were reviewed by the Public Works Department and it appears the bicycle parking could infringe, but could be placed to not impede the ADA pathway. If the siting of the bicycle parking does not work per the Public Works Department, the short-term bicycle parking could be located on the north side of the building. Vice Chair Kleczek added the bicycle parking should not be installed at the cost of impeding the accessibility of the walkway for people in wheelchairs, using crutches, walkers, and other mobility aids they need. Vice Chair Kleczek asked where the entrance to the apartments is located at. Mr. Johnson responded that there is a separate entry way to the apartment units. Vice Chair Kleczek asked for clarification on how many apartment units will be at this location with this proposal. Mr. Johnson stated there are six proposed units with three existing units, for a total of nine apartment units. Vice Chair Kleczek asked if there were limitations if these units could be used for short-term rentals. Mr. Flory responded that a hotel is an outright permitted use in the zone and would require a building permit to change the use from apartments to a hotel. Vice Chair Kleczek stated the application does not show long-term rentals, only apartments. Mr. Flory stated the applicant could construct the additional six spaces as hotel rooms and a review by the Planning Commission would not be required because it is an outright permitted use. Chair Montero asked if the units could only be used as apartments or a hotel, not a mix of the two. Mr. Flory responded with the definition of a hotel and could convert a portion of the rooms to a hotel with the required building permits. Vice Chair Kleczek asked how the parking lot would be managed for tenants to use and not be used for tourist parking. Mr. Johnson stated that the posting of signage for tenant parking could be installed by the owners. The owner has a property management company hired and would monitor the parking. Vice Chair Kleczek asked if there was a parking requirement for the commercial business and if their employees use the parking lot. Mr. Flory responded that there is no parking requirement for the commercial use and wasn't sure if employees use the parking lot or not. Chair Montero suggested the bicycle parking to be relocated to the rear of the building, and asked if the long-term bicycle parking would be located on the first floor or second floor. Mr. Johnson stated it would be on the first floor. Chair Montero asked how many of the current apartments are occupied. Mr. Johnson responded that all three units are occupied. Chair Montero further asked how condition 7 would be enforced, as it does not allow occupancy until the building permits are completed. Mr. Flory responded that the existing units are considered existing and non-conforming, but the condition would only apply to the six proposed units. Chair Montero suggested signage for the parking lot stating which spaces are for the tenants only and not for public or retail parking. Fencing should be installed on the east and west side of the lot. Chair Montero continued to suggest that condition 11 should be added to the tenant's leases to reflect tenants must park within the parking lot and to not use on street parking. Vice Chair Kleczek asked how the changing of the

parking lot from possible employee parking to tenant parking would affect the demand of parking spaces to be moved to on-street parking. Mr. Flory responded that the parking lot currently states "for use for the Gilbert Block building" and was not used for the 726 Broadway occupants. The remainder of the parking spaces not used by tenants could be used for employees of the antique mall. Commissioner Neubecker made a motion to approve 23-001CU and 23-002V with the added conditions of the short-term bike parking being relocated to the rear of the structure, condition 8 from the staff report to include verbiage that the parking lot is to be signed for tenant parking only and the remainder three parking spaces to be used for employee parking, condition 9 to add fencing to the west and east portions of the parking lot, and condition 11 shall include lease verbiage that tenant parking is restricted to the parking lot and shall not be using on-street parking. Commissioner Kraft seconded the motion. The motion passed unanimously with Commissioner Johnson absent.

ORDINANCE ADMINISTRATION

Mr. Flory stated there will be projects for the March Planning Commission meeting, there will be a joint work session with the City Council for a DLCD Planning Commissioner Training, and the next City Council agenda will include the approval of the comprehensive plan update consultant. Chair Montero stated the July Planning Commission meeting will fall on July 4th and requested the meeting date be rescheduled to July 11th. Mr. Flory will contact City Hall to verify the Council chambers will be made available for the meeting.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM COMMISSION/STAFF

Vice Chair Kleczek stated she was happy to see housing being added downtown. Commissioner Neubecker stated that he had talked to Mr. Flory about a house north of 12th Avenue on Wahanna Rd. The house removed the garage door and replaced it with a wall and a man-door in its place. Commissioner Kraft stated he would not be able to attend the meeting on April 4th. Commissioner Neubecker stated that he would also not be able to make the April 4th meeting. Chair Montero stated the Planning Commission does have a vacancy and requested people apply at City Hall.

ADJOURNMENT: Adjourned at 6:42 PM.

Robin Montero, Chairman

Jordan Sprague, Admin. Assistant.



Planning Commission Staff Report

APPLICATION(S):	23-009 CU: Conditional Use
MEETING DATE:	March 7, 2023
PUBLIC HEARING:	Yes
Report Date:	February 23, 2023
Applicant:	David Koller
Owner:	David Koller
Location:	719 1 st Ave. Seaside, OR 97138
Major Street Access:	1 st Ave
Parcel Number(s) & Size:	6-10-21AA-TL 08100 & TL 08200 / Approximately .14 acres
Parcel Zoning:	General Commercial (C-3)
Adjacent Zoning:	General Commercial (C-3)
Current Use of Parcel:	Retail
Adjacent Uses:	Retail, Service Station/Storage, Restaurant, Hotel
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Quasi-Judicial
Land Use Authority:	Planning Commission
Future Routing:	None
Planner:	Jeff Flory, Community Development Director

A. Summary:

The applicant is requesting a Conditional Use to install mini-storage units in the building at 719 1st Ave Seaside, OR 97138 (T6-R10-S21AA-TL08100 & TL08200). The property is zoned General Commercial C-3. The applicant intends to install 29 small storage units ranging in size from 9 sq. ft. to 75 sq. ft. The units are intended for climate-controlled wine storage and small retail storage.

Staff Recommendation:

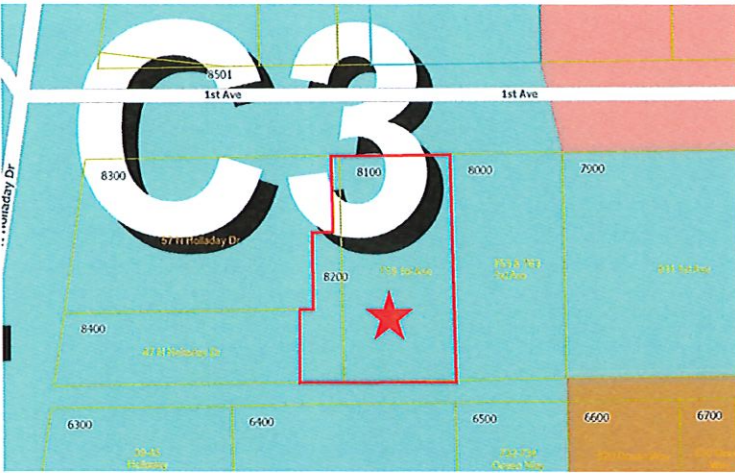
Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

B. Exhibits:

1. Applicant Submittals
2. Site Plan

C. Location:

719 1st Ave. (6-10-21AA-TL 08100 & TL 08200)



D. Background:

The property is currently a vacant building with separate entrances for two tenants. Unit A has plans to be developed into a catering business space with no employees (owner operated) and a small (less than 450 sq ft) patron serving area. The use as a food service operation is outright permitted within the C-3 zone. The applicant is requesting the conditional use (mini-storage) for the other vacant space, Unit B.

This building was previously used as a retail furniture store with historical retail and office uses. The property abuts a strip mall to the west that contains restaurant, retail and services businesses, additional service and commercial businesses to the east, and a hotel to the north across the street. The nearby property on the northeast corner of Holladay and 1st Ave contains a non-conforming residential use within the commercial zone. The south side of the property and additional parking area is accessed through a public alley way that services additional commercial uses that abut Oceanway St.

E. Required Dates:

This application was submitted on February 3, 2023 and accepted as complete on February 10, 2023. The 120-day decision timeframe is June 10, 2023.

F. Specific Request:

The applicant is requesting a Conditional Use to install mini-storage units in the building at 719 1st Ave Seaside, OR 97138 (T6-R10-S21AA-TL08100 & TL08200). The property is zoned General Commercial C-3. The applicant intends to install 29 small storage units ranging in size from 9 sq. ft. to 75 sq. ft. The units are intended for climate-controlled wine storage and small retail storage.

G. Process:

This request is being reviewed under Article 3, Article 6, and Article 10 of Seaside Zoning Ordinance. Article 3 establishes the development standards, outright permitted and conditionally permitted uses in the C-3 zone, Article 6 establishes the criteria for conditional uses, and Article 10 establishes the process and procedures that are applicable to this request.

H. Community Review:

Notice of this public hearing was published in the Daily Astorian on February 16, 2023. Additionally, mailed notice was sent on February 14, 2023 to all property owners within 100ft of the subject property.

Written Comments:

At the time of this report, no written comments have been received.

I. Comprehensive Plan:

This property is located within the Commercial land use designation, specifically General Commercial. The proposed development is compatible with adjacent land uses and in a convenient location for the type of storage use and is within close proximity to the applicant's target clientele.

J. Zoning Ordinance Criteria for a Conditional Use:

Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the

Planning Commission may impose additional conditions considered necessary to protect the best interests of the surrounding area of the city as a whole. These conditions may include (but are not limited to) the following:

1. **Increasing the required lot size or yard dimension.** *Finding: The applicant's combined lots are approximately .14 acres. There is no required yard or setback in the C-3 zone unless the property abuts a residential zone. The applicant's property does not directly abut any residential zone or uses.*
2. **Limiting the height of buildings.** *Finding: The C-3 zone restricts building heights to 45ft. The applicant's plan does not call for any additions to the existing one-story building that would increase the building's height.*
3. **Controlling the location and number of vehicle access points.** *Finding: The applicant has four (4) parking spaces in the front of the building accessed off of 1st Ave. The parking spaces back directly into the street. 1st Ave is not a major arterial street however it is used for access to Holladay Dr. and the 1st Ave bridge. The applicant is not required to provide a parking lot unless five (5) or more spaces are together. The applicant has two (2) additional parking spaces in the rear of the building accessed off a public alleyway.*
4. **Increasing the street width.** *Finding: The applicant's proposal is within an existing building and no increase in street width is feasible or necessary.*
5. **Increasing the number of required off-street parking spaces.** *Finding: The parking area for the storage facility will be used in conjunction with the parking required for the food service use. The food service use will require 3 parking spaces for the approximate 424 sq ft of patron service area plus one (1) space for the employee (owner). The storage facility will require two (2) parking spaces for the approximate 846 sq. ft. of patron serving area and zero (0) parking spaces for employees as this facility will not be staffed. The applicant's site plan shows six (6) total parking spaces. The applicant has sufficient parking for the proposed use of the building.*
6. **Limiting the number, size, location and lighting of signs.** *Finding: Signage will be subject to Chapter 155 of the Code of Ordinances and will be reviewed with the issuance of a building permit.*
7. **Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.** *Finding: There is currently no fencing separating the applicant's property from the property to the east. The property to the west is separated by a planter box/sign frame. The neighboring uses are similar in nature to the applicant's proposed use and the neighboring parking lots are in line with the applicant's parking.*
8. **Designating sites for open space.** *Finding: The applicant's building is nearly a zero-lot line development with a small amount of open space/walking path on the west side and open parking on the north and southwest portions of the property. The applicant does not intend to take away any existing open space.*

K. Additional Findings, Conclusions, and Justification Statements:

1. The applicant's submitted justification is adopted by reference and is summarized as follows:
 - a. The 29-unit mini-storage facility is completely enclosed within an existing commercial building.
 - b. The facility will be secured and only accessible to lessees of the units.

2. The applicant property is located in the General Commercial (C-3) zone. Mini-storage is a conditionally permitted use within the zone.
3. The site plan shows sufficient parking for the proposed use.
4. The proposed size of the storage units will target small downtown businesses and restaurants and not heavy industrial or residential storage. The small size of the units will not require large vehicle access and parking to accommodate the off-loading of large amounts of items or larger industrial storage.
5. Generally, applicants are required to provide garbage and recycle space or can storage areas acceptable to Western Oregon Waste. This was not required for prior mini storage facilities and the provision of service could encourage extensive use by the renters. If the facilities are not required, the applicant is advised that the minimum service under city ordinance is that which is necessary to prevent accumulation or storage of solid wastes which create a fire, safety, health hazard, or public nuisance.

Proposed Conditions:

The proposed mini storage facility will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

Condition 1: The owner/applicant must post a notice that advises storage unit renters that trash facilities are not provided on-site and renters are responsible for removing their own trash. Trash storage for the building and the food service use will need to be located in an enclosed and screened area out of public view.

Condition 3: The owner/applicant's site plan does not show the required 4.5ft parking space setback from the western property line. The applicant will need to adjust the parking area further east in order to increase the 3ft 4in setback to 4.5ft. The applicant will need to stripe the parking lot in front to designate the individual parking spaces.

Condition 3: Minor modifications to the applicant's proposed plan must be reviewed and approved by the Planning Director. These could be required in order to comply with other code issues applicable to the request or reduce impacts to the neighboring property. Any major changes or conflicts over a proposed modification will be reviewed with the Planning Commission prior to any final approval.

L. Recommendation and Alternatives:

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

Although they are not conditions of approval, the following is a reminder to the applicant.

- The conditional use will become void one (1) year from the date of decision unless the permit is utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.

- All necessary permits (such as structural, plumbing, mechanical, electrical, etc.) must be obtained prior to development.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance (e.g. erosion control, drainage, setbacks) and any other applicable City of Seaside Ordinances.

Alternative 1:

The Planning Commission may choose to continue this request to the regularly scheduled April 4, 2023 Planning Commission meeting to allow the Commission time to review submitted evidence or to allow the applicant, other affected parties, and the public, additional time to review or submit further evidence, rebuttals, or justifications.

Alternative 2:

The Planning Commission may choose to hold the public hearing and review additional submitted comments or evidence. If new evidence justifies denial of the applicant's request, the Planning Commission could move to deny this application.

The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.

Seaside Planning Department Land Use Application



Office: 503-738-7100

E-mail: CAdmin@CityofSeaside.us

Fax: 503-738-8765

Mailing Address: 989 Broadway Seaside, OR 97138

Physical Address: 1389 Avenue U Seaside, OR 97138

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

Zone <i>C3</i>	Overlay Zones	Township <i>6</i>	Range <i>10</i>	Section <i>21AA</i>	Tax Lot <i>8100, 8200</i>
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<p>Proposed Use of Property and Purpose of Application: <i>To use 2000 sqft approx. of existing 3500sqft building as mini-storage and wine storage lockers.</i></p> <ul style="list-style-type: none"> • This will bring the property into compliance with current parking requirements • common area of storage is approx. 900 sqft <p style="text-align: right; font-size: small;">(Attach additional pages if necessary.)</p>
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Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: <i>David Keller</i>	Print Name of Applicant/Representative:
Address: <i>PO Box 2392 Gearhart OR</i>	Address:
Phone: <i>619-977-5040</i>	Phone:
E-mail: <i>daveakeller@gmail.com</i>	E-mail:
Signature of Property Owner: <i>[Signature]</i>	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: <i>2/10/23</i>	By: <i>JAS</i>
File Number: <i>23-009CU</i>	
Hearing Date: <i>3/7/23</i>	P.C. Action:

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

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?

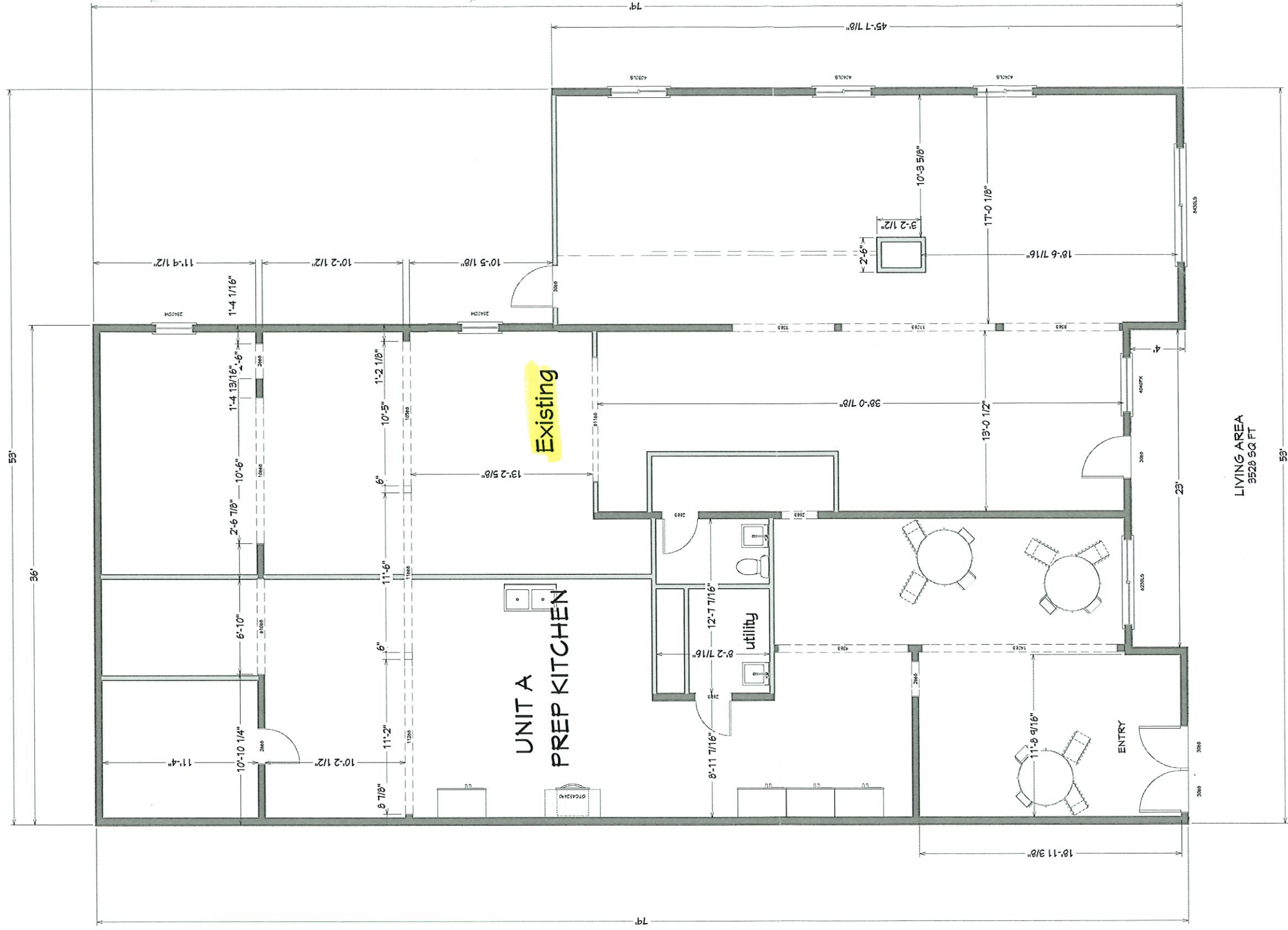
~~Currently, this property does not conform the the City parking requirements. It has historically been a retail location. Providing mini-storage will bring the property into parking compliance. I believe the proposed mini-storage should require only 2 spaces. The other business in 719 1st Ave should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

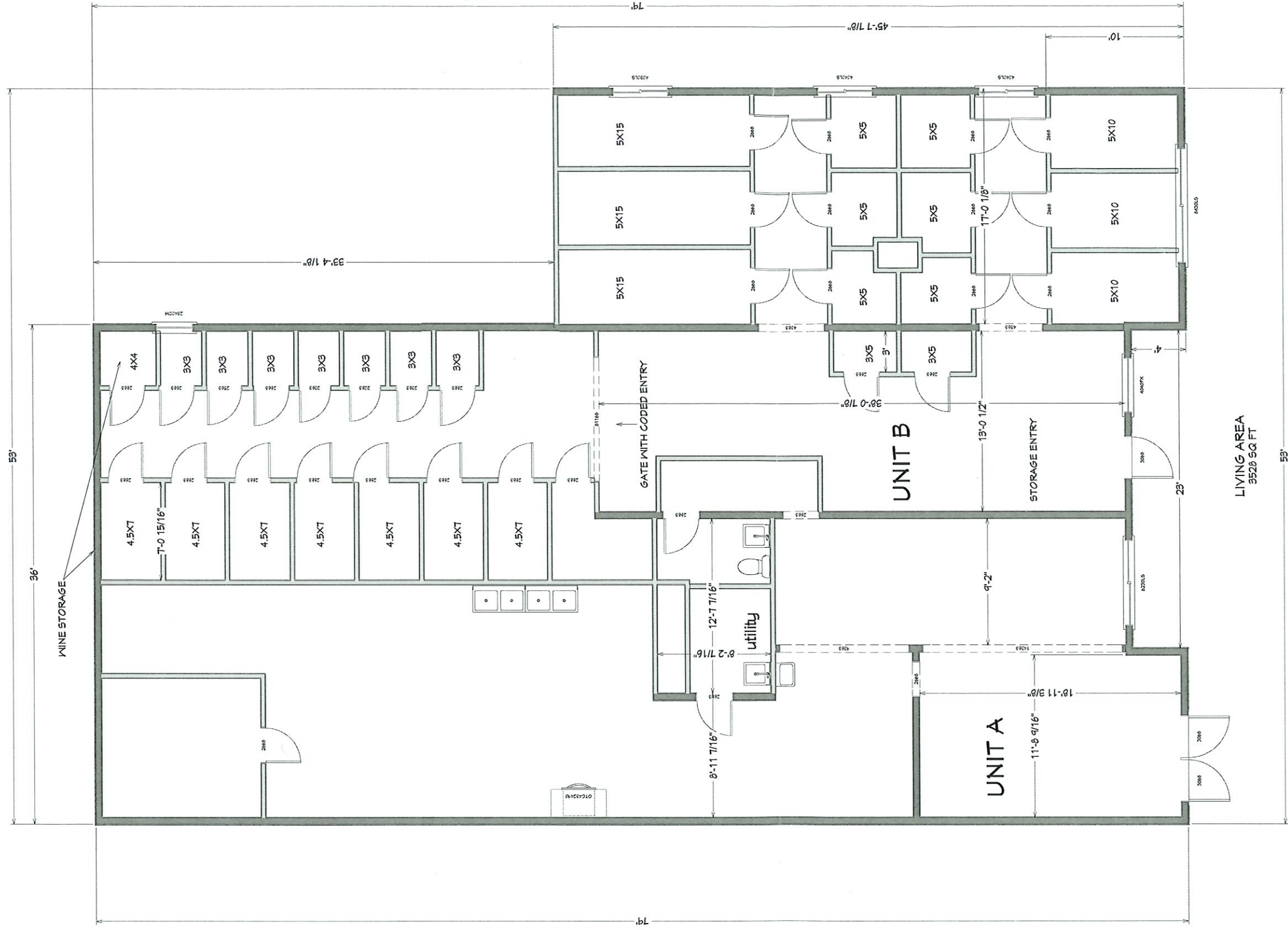
5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine 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

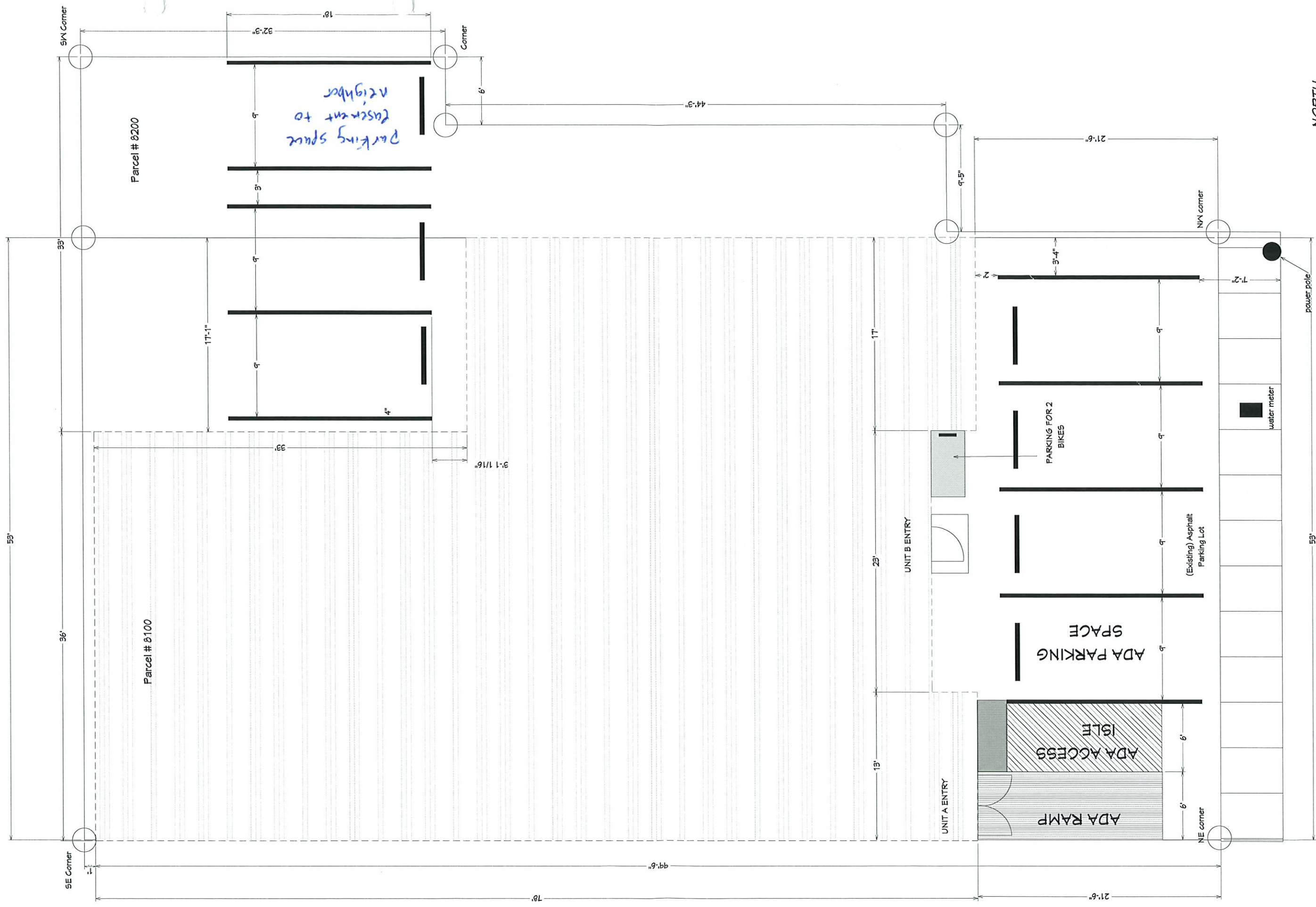
Scale 1/8"=1ft



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

Scale 1/8"=1ft

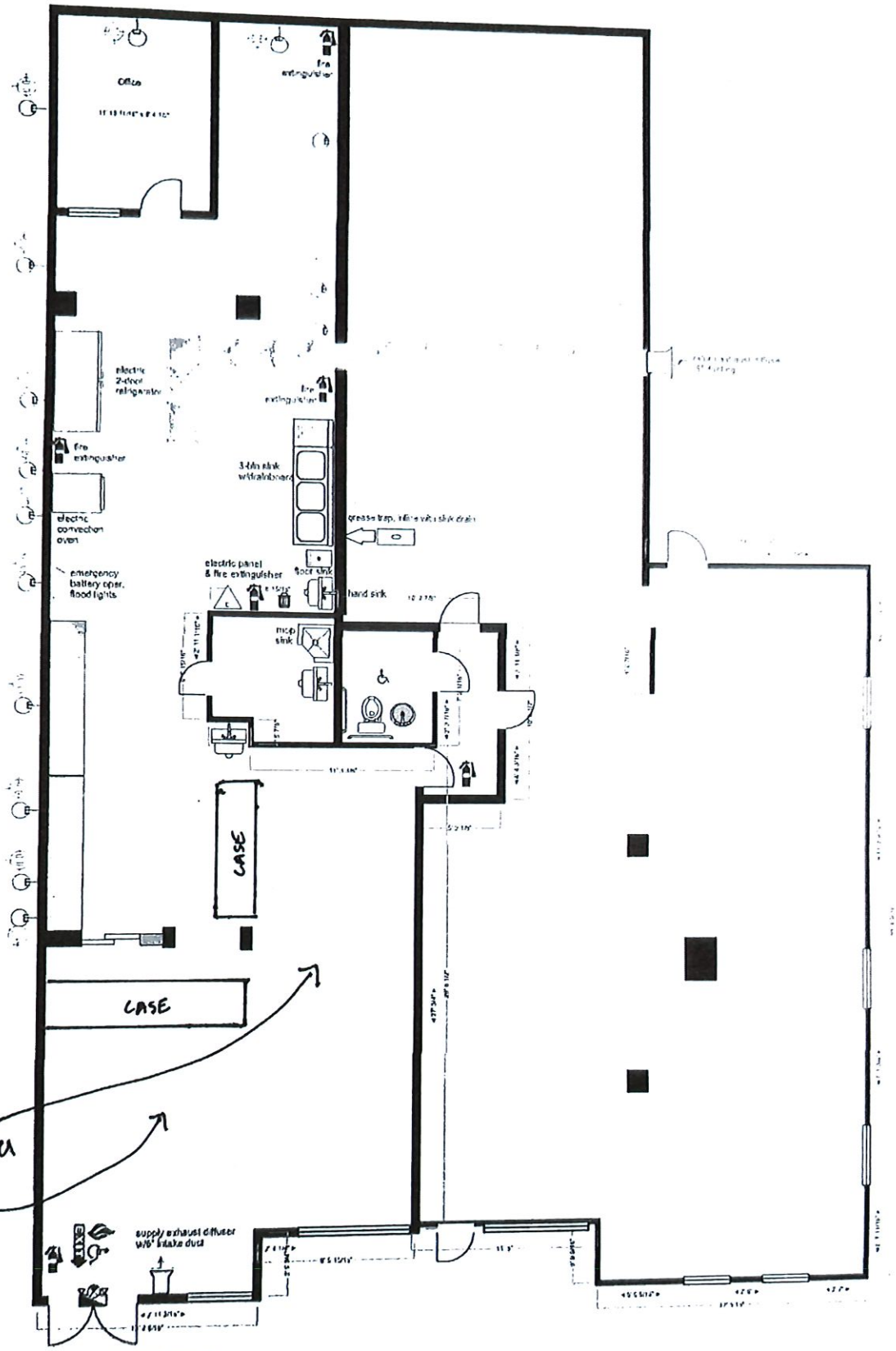
Proposed



Site Plan
719 1st ave seaside, Oregon

Scale: 1/8"=1 ft

customer area



handicapped accessible double door of emergency EXIT sign, strobe lights & emergency battery flood light