



CITY OF SEASIDE
PLANNING COMMISSION

A G E N D A

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 11, 2016
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

5. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF MARCH 9, 2016**

6. **BUSINESS ITEMS**

- A. USE PERMIT APPLICATION NO. UP-16-01: HILLTOP UNITED METHODIST CHURCH, PROPERTY OWNER, LEA LOUMOLI, AND DUSTIN COOK CONSTRUCTION, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT FOR THE CONSTRUCTION OF A 496 SQUARE FOOT ONE-STORY ADDITION ONTO AN EXISTING 916 SQUARE FOOT ONE STORY RESIDENCE (PARSONAGE) LOCATED AT 1340 HILBY AVENUE AND 1194 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2).

PURPOSE: The applicant is requesting Use Permit approval to construct a 496 square foot one story addition onto an existing 916 square foot one story parsonage for the Hilltop United Methodist Church located at 1340 Hilby Avenue. In accordance with Table 2-1 (Allowed Land Uses and Permit Requirements for Residential Zones) of the Seaside Municipal Code (SMC), a church facility and its ancillary uses are regulated as a meeting facility, public or private, which requires the issuance of a Use Permit for all improvements. A slightly larger addition to the parsonage of 568 square feet was approved by the Planning Commission in June 2014 (UP 14-04), however the improvements did occur and the approval has subsequently expired.

RECOMMENDATION: Staff recommends approval of the proposed Use Permit application subject to the findings, evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

7. **REPORTS FROM COMMISSIONERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, May 25, 2016
Seaside City Hall
7:00 PM

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<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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