



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, January 23, 2019
7:00 PM

1. **CALL TO ORDER**

Vice Chair Spalletta called the meeting to order at 7:00 PM.

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

PLANNING COMMISSION

Present: Ross, Dodson, Spalletta, La Mica, Kispersky

ABSENT: Evans, Owens

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Vice Chair Spalletta invited comments from the public and had no requests to speak.

5. **APPROVAL OF MINUTES**

A. AUGUST 22, 2018, DECEMBER 17, 2018 AND JANUARY 9, 2019

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission Approved the minutes from August 22nd as amended.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky

NOES: None

ABSTAINED: Keith Dodson

On motion by Commissioner Arlington La Mica and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission approved the minutes of December 17th as presented.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky
NOES: None
ABSTAIN: Keith Dodson

On motion by Commissioner Arlington La Mica and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission approved the Minutes of January 9th as amended.

RESULT: **Approved**
AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky
NOES: None

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION 18-08: Early Development Services, Inc. (applicant/property owner: Shannan Watkins), is requesting the approval of a Use Permit for the conversion of, and second-story addition to, an existing commercial building permitted for a child day care center for up to a maximum of 60 (sixty) students and the expansion of two employee housing units located at 1272-1284 Broadway Avenue in the Commercial Mixed Use zone (CMX).

Planner Beth Rocha explained the proposal for the conversion of a second story addition to the existing commercial facility which would increase the square footage of the facility by 24.9%. He confirmed that the existing use of the facility as a day care would remain the same and no changes are requested to the operating permit. The intent is to modify the facility to add two workforce housing units to be able to provide affordable employee housing and expand the office space on the second floor. Shannan Watkins, the applicant detailed the elevations for the building and the hours of operation for the daycare, noting a maximum of 8 staff on site at any time and a maximum of 60 children allowed by the user permit. Parking is already exceeded for the necessary use. Ms. Rocha and the applicant answered questions from the Board.

The Commission questioned what work had been done on the facility, the changes to the stairwell to ensure it does not walk through the play yard. She confirmed that it is ADA compliant and accessible and that they have the necessary water allocation for the expansion.

The Commission spoke in support of the applicant doing their part for affordable and workforce housing. Vice Chair Spalletta invited public comments on the item and had no requests to speak.

On motion by Commissioner Arlington La Mica and seconded by Commissioner Keith Dodson and passed by the following vote the Planning Commission Approved the Use Permit application 18-08 for the second story addition at 1272-1284 Broadway Avenue as presented.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky

NOES: None

7. **REPORTS FROM COMMISSIONERS**

It was announced that Alissa Kispersky will be advancing to the City Council. The Commission congratulated her on her appointment.

8. **REPORTS FROM STAFF**

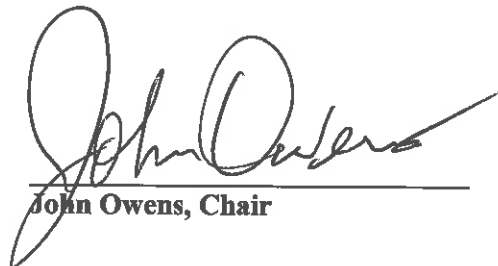
Staff reported that the bee keeping ordinance was approved unanimously by the City Council and will be effective thirty days after adoption.

9. **ADJOURNMENT**

Having no further business the meeting was adjourned at 7:26 PM

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


John Owens, Chair