CALL TO ORDER

- Commissioners Present (5): Robin Aeschliman, Bill Bluhm, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair),
- Commissioners Absent (2): Jeanne Byrne, Donald Murphy (Chair)

1. APPROVAL OF AGENDA

On a motion by Commissioner Fredrickson, seconded by Commissioner Chakwin, the Commission voted 5-0-2 (Commissioner Byrne and Chair Murphy absent) to approve the Agenda. Motion Passed.

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

(Please refer to the Video Recording for details)

- Commissioner Fredrickson requested that the Commission review its “to do” list of Commission work/actions that had been planned for 2019.

- Director Aziz stated that (1) the California Coastal Commission (CCC) approved the City’s Local Coastal Program (LCP) with modifications during its November 14th meeting. She added that the two parts of the LCP (the Land Use Plan and the Implementation Plan) would be returned in their approved-but-modified forms to City Council for its consideration for final approval and subsequent CCC final certification. (2) The Page & Turnbull Historical Resources Inventory update final report was accepted by the City Council and the recommended properties will be brought forward to the HRC. Finally, (2) the State HCD has approved the City’s SB-2 request for a grant to study strategies to encourage more housing.

3. COUNCIL LIAISON ANNOUNCEMENTS

(Please refer to the Video Recording for details)

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and highlighted the issues that the Council is working on now and in the near future.

4. GENERAL PUBLIC COMMENT

(Please refer to the Video Recording for details)

- Lisa Ciani requested that her comments, as presented in General Public Comment section of the November 7th Planning Commission meeting’s draft minutes, be corrected to reflect her actual meaning. She did not want the cell tower ordinance process to mimic the process used by the Holman Building.

CONSENT AGENDA

5. A. Approval of Minutes of the November 7, 2019, PC Regular Meeting

Recommended Action: Approve minutes.
Reference: Alex Othon, Assistant Planner
CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

On a motion by Commissioner Bluhm, seconded by Commissioner Aeschliman, the Commission voted 5-0-2 (Commissioner Byrne and Chair Murphy absent) to approve the consent agenda and to approve the minutes from the Planning Commission’s November 7th, 2019 meeting with two corrections. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS
None

7. DISCUSSION ITEMS

A. Conceptual Review - Accessory Dwelling Units (ADU) Ordinance Amendments
Recommendation: Discuss and provide direction to staff to return with Amendments to Chapter 23.80.
Reference: Anastazia Aziz, AICP, Community Development Director
CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

(Please refer to the Video Recording for details)
- Director Aziz provided the background and answered questions
- Program Manager Terri Schaeffer provided the staff report and answered questions

The Chair opened the floor to public comment.

(Please refer to the Video Recording for details)
- Lisa Ciani asked what emphasis or actions have been made to designate a portion of ADUs for very low-income residents? She also asked if deed restriction will be attached to that type ADU?
- Anthony Tersol recommended that the city consider the City of Seaside approach with pre-designed, pre-approved ADU plans that could be used by City residents to speed their creation of an ADU at a greatly reduced cost.
- Larry Kellis asked when it would be possible for him to apply for an ADU under new State law conditions.

The Chair closed the floor to public comment.

(Please refer to the Video Recording for details)
The Planning Commission discussed the topic and provided recommendations to staff that included the following: that the size for ADUs be limited to the State minimums, that the recommended minimum (side) setbacks for ADU be three (3) feet, that the height of ADUs be limited to 16 feet, but may be considered up to 25 feet if there is an architectural review of the project, and that the City retain Mobile home park restrictions on ADUs, but explore possible options for ADUs in the R3-PGB, while consider managing the R1-B4 district pursuant to local coastal program guidelines.

ADJOURNMENT

The Chair adjourned the meeting at 7:41 p.m.
The next meeting is scheduled for December 5\textsuperscript{th}, 2019

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

December 5\textsuperscript{th}, 2019
Date