



PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, September 24, 2025

CALL TO ORDER

The Planning Commission was called to order by Chair Thompson at 6:01 pm.

Chair Dan Thompson, Vice Chair JB Gibson, and Planning Commissioners Kate Akyuz, Nazim Nice and Anthony Perez were present.

Staff Participation:

Jeff Thomas, Director (Remote)

Alison Van Gorp, Deputy CPD Director

Raven Gillis, Recreation Specialist

Adam Zack, Principal Planner

Kim Adams-Pratt, Contract Legal Counsel (Remote)

PUBLIC APPEARANCES

Terry Long spoke about the interim ADU regulations, stating that some of the new provisions make it more difficult to develop housing, noting that the parking requirements have increased. He would like to see allowances for additional lot coverage or other changes. Mr. Long also asked why the 5% GFA bonus is only permitted for attached ADUs?

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of September 10, 2025, Regular Meeting:

A motion was made by Gibson; seconded by Perez to:

Approve the minutes.

Passed 5-0

2. PCB25-17: Public Hearing for Omnibus Ordinance for Permanent Regulations for Housing Production and Permit Streamlining

Chair Thompson asked if there was anyone present for the public hearing. No one was present to speak.

Adam Zack, Principal Planner, addressed the Commission and briefly summarized the previous Planning Commission action and the amendments made to the draft code amendment since the last meeting. Mr. Zack provided a summary of the Planning Commission comments on the draft, categorizing them as questions, non-substantive amendments, and substantive amendments.

Chair Thompson asked Commissioners if there were questions or comments on the item, and the commissioners discussed the process for reviewing the proposed amendments. A few clarifying questions were asked and answered.

Motion by Perez; seconded by Gibson to:

Approve the non-substantive amendments as shown in the comment matrix dated September 23, 2025, and request staff resolve any overlapping or undrafted proposed amendments.

Motion by Thompson; and duly seconded to:

Move log numbers 68, 70, 71, 74 from the non-substantive section to the substantive section.

Passed 5-0

Main Motion Passed 5-0

Motion by Akyuz; seconded by Nice to:

Place any substantive amendments in the Planning Commission parking lot for consideration prior to the Planning Commission making its recommendation on the annual docket in 2026.

7:03 staff requested a 5-minute recess.

7:10 Chair Thompson resumed the meeting.

Adam Zack clarified that the purpose of the parking lot is distinct from the Docket process. Any items placed in the parking lot could be considered in 2026 for the 2027 docket. That said, Zack noted that the CPD work plan is incredibly booked up with GMHB compliance in 2026, the Shoreline Management Plan update in 2027 and other state legislative compliance.

Jeff Thomas recommended that the Commission make any changes to the draft code amendment that they are interested in as a part of this legislative process, at tonight's meeting and the following meeting on October 8.

Motion by Thompson; seconded by Gibson to:

Remove Log numbers 68, 70, 71 from the parking lot for further consideration and discussion.

Motion Passed 5-0

Motion by Perez, seconded by Gibson to:

Withdraw log numbers 75, 84, 86, 103 from the parking lot, no further consideration of these items is necessary.

Motion passed 5-0

Main motion passed 5-0

Motion by Thompson, seconded by Gibson to:

Direct staff to reconcile log numbers 68, 70 and 71 to clarify that discretion on parking requirements would not apply to residentially-zoned properties but would continue to apply in other zones.

Motion passed 5-0

OTHER BUSINESS

3. Staff Report

Deputy Director Alison Van Gorp reported that the next two scheduled meetings are October 8 and October 22. She also informed the Commission that the regular meeting in November will be rescheduled due to the proximity with Thanksgiving.

ADJOURNED - The meeting adjourned at 7:38 pm

Prepared by Alison Van Gorp on behalf of
Deborah Estrada, Deputy City Clerk