

<p>CALL TO ORDER and ROLL CALL</p> <p>Chair La Fevers called the meeting to order at 5:34 p.m.</p> <p>Commissioners Present: David Allen, Vice-Chair Jane L. Benefield John Callender Glenn La Fevers, Chair John Moyer</p> <p>Others Present: Alexandra Barnhill, Deputy City Attorney Jackie Campbell, Community Development Director Shanna Farley, Assistant Planner Three interested persons</p>	<p>CALL TO ORDER & ROLL CALL</p>
<p>PLEDGE OF ALLEGIANCE - Chair La Fevers called for the flag salute.</p>	<p>PLEDGE OF ALLEGIANCE</p>
<p>INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS</p> <p>Community Development Director Jackie Campbell stated that a draft of the 2009 Housing Element Progress Report had been distributed to the Commissioners and would be presented at the City Council meeting of April 12th. She reported that the Lavender Court property was recently acquired by SG Acquisitions and the City is working with the new owner to address the five affordable units there. She added that two dogs and one cat are available for adoption through the City's Animal Control Division.</p>	<p>PRESENTATIONS</p>
<p>CONSENT CALENDAR</p> <p>Minutes of the regular Planning Commission meeting held March 1, 2010.</p> <p>MOTION: Upon a motion by Commissioner Benefield, seconded by Commissioner Moyer, the Planning Commission voted 5-0 to approve the minutes of the regular Planning Commission meeting held on March 1, 2010.</p>	<p>CONSENT CALENDAR</p> <p>MOTION</p>
<p>PRESENTATIONS BY CITIZENS</p> <p>Barry Horwitz, architect, asked about the status of the Downtown and Beach Neighborhood Specific Plan. Community Development Director Jackie Campbell explained that the plan is a part of the work program for this year and that it needs work related to public works infrastructure. She noted that once the plan is complete, and review by the City is finalized, it will need to be reviewed by the Coastal Commission, a process that can take from 12 - 24 months.</p>	<p>PRESENTATIONS BY CITIZENS</p>
<p>OTHER BUSINESS</p> <p>Second Dwelling Units Compliance Report</p> <p>Assistant Planner Shanna Farley gave a report regarding Second Dwelling Units. She noted there were 18 second units in the City that were under review given the conditions of their permits and reported that most all are in compliance with their conditions with no major problems. A couple of minor violations relating to yard maintenance were identified and were being addressed through the Code Compliance Division.</p> <p>Commissioner Allen asked whether the square footage requirement of lots for residential second units was going to be reduced. Community Development Director Jackie Campbell explained that a recommendation to reduce the lot size had been included in the Draft Housing Element Update that was supported by the Commission, but the City Council did not support the recommendation. Consequently, the draft submitted to the State does not include a reduction and the minimum lot size requirement which will remain at 8,000 square feet.</p>	<p>OTHER BUSINESS</p>

<p>Conditional Use Permits Compliance Report</p> <p>Assistant Planner Shanna Farley reviewed a list of Conditional Use Permits in operation in the City. She reported that three of the permitted uses area out of compliance with their conditions of approval: Permacolor, 7-Eleven and Cypress Tree Apartments. Permacolor has had an issue with unpermitted outdoor storage occurring in their seven required parking spaces onsite. She stated that the owner says they have outgrown the location and are looking for a larger space. The 7-Eleven store has a DVD rental box situated outside of the store and has been encouraged to relocate the vending machine to the interior of the building. There has also been outdoor storage of material that is specifically prohibited by the conditions of the permit. With respect to the Cypress Tree Apartments, a meeting has been scheduled with the property owner to discuss problems regarding poor maintenance and upkeep of that building and others in the vicinity under the same ownership.</p> <p>Commissioner Allen commented that one or two commercial locations with DVD boxes are probably okay if they are regulated. He expressed concern that they can proliferate and end up displaying bright signage in dark areas.</p> <p>Commissioner Benefield described the boxes as unattractive and said they should be inside, as specified by the rules. She asked why Cypress Tree Apartments had a Conditional Use Permit rather than a Development Plan.</p> <p>Assistant Planner Shanna Farley explained that when the location was converted from motel use to apartments that the owner obtained a CUP for that change. The owner was encouraged at that time to rent to lower income residents but there is no requirement in the conditions of approval. However, the City finds the information helpful for reporting purposes and as it relates to implementation of the Housing Element goals and objectives.</p> <p>Commissioner Callender asked for an update on Reality Church, which has experienced compliance problems in the past. Assistant Planner Shanna Farley stated that Code Compliance staff had made an unannounced visit and found the church was over the maximum seating requirement by five seats which were immediately removed. She added that the Fire District had done an inspection due to changes in the parking lot and reported no safety concerns arising from new striping which increased the number of onsite parking spaces.</p> <p>Chair La Fevers thanked staff for working in a cooperative manner with property and business owners. He said he hoped Permacolor reaches compliance. With respect to the DVD rental boxes, he said certain locations would be inappropriate. He asked for more information whether vending machines, such as those dispensing water, were truly a code violation. He encouraged staff to work with the businesses.</p> <p>Commissioner Moyer asked whether a cypress tree had been replaced at Cypress Tree Apartments. Ms. Farley answered that it had been replaced with two new cypress trees onsite. In addition, Moyer asked that pressure be kept on 7-Eleven to relocate its DVD rental box inside the store.</p>	
<p>CONTINUED PUBLIC HEARING – None</p>	
<p>NEW PUBLIC HEARING – None</p>	
<p>MATTERS PRESENTED BY COMMISSIONERS</p> <p>Commissioners Benefield and Moyer provided a summary report on the Planners Institute Conference they attended sponsored by the League of California Cities. Benefield provided highlights from seminars she attended that covered how to read an EIR, demystifying the architectural and site plan review process, climate change, the economy and how to read faces. Moyer passed on information he</p>	<p>MATTERS PRESENTED</p>

<p>learned from seminars he attended pertaining to the planning commission’s role and responsibilities, how to run a meeting, city finance, ethics, housing elements and community health.</p> <p>In response to a question from Commissioner Benefield on how the City is addressing climate change, Community Development Director Jackie Campbell explained that thresholds have not yet been adopted regarding projects’ greenhouse gas emissions; however, the initial study checklist in Appendix J of the CEQA Guidelines has been amended to include questions regarding a project’s emissions. She said when the gases can be quantified they have been evaluated, such as for the proposed Paredon Project. She said the City has been working closely with the APCD who will be releasing model software this summer that can quantify emissions for significance evaluation. She explained that her department works closely with SBCAG to meet regional targets, and Negative Declarations and EIRs prepared by the City do contain analyses of greenhouse gas emissions and recommendations for reducing emissions in order to maintain air quality.</p> <p>Deputy City Attorney Alexandra Barnhill explained that the area is a complicated one because climate change is a new area of science. She said law, science and technology are all moving at different paces and staff is working to keep abreast of information. She explained that AB 32, which requires that by 2020 greenhouse levels are reduced to 1990 levels, is requiring jurisdictions to incorporate quantitative and qualitative thresholds into their environmental review processes.</p>	
<p>DIRECTOR’S REPORT</p> <ul style="list-style-type: none"> a. Distributed Information <ul style="list-style-type: none"> i. Action Minutes of the Architectural Review Board meeting of March 11, 2010 ii. City calendar for the month of April 2010 iii. Community Development Project Status Report as of March 31, 2010 iv. Construction Permit Report as of March 31, 2010 <p>Community Development Director Jackie Campbell reported that the Dahlia Court expansion project will be on the agenda for May, and the Chevron Soil Remediation project will be on the May or June agenda. She noted that the City’s departmental briefings document has been converted to an advance status report, and that the City’s newsletter will be included in next week’s issue of the <i>Coastal View News</i>.</p> <p>In response to a question as to why review of the soil remediation project has been delayed, she explained that comments on the Draft MND required additional work, including an archaeological study. In addition, there was a three-week contract lapse with the County’s Energy Division which also delayed work on the project.</p>	<p>DIRECTOR’S REPORT</p>
<p>ADJOURNMENT – 7:00 p.m.</p> <p style="text-align: center;">_____ Secretary, Planning Commission</p> <p>ATTEST:</p> <p>_____ Chair, Planning Commission</p>	<p>ADJOURNMENT</p>