



Planning Commission

Work Session Minutes – April 3, 2025

CALL TO ORDER

A work session of the Planning Commission was called to order by Chairman Mike Tomy and was held in-person in the Planning Conference Room on April 3, 2025, at 1:00 PM. A scheduling change occurred prior to the meeting changing the start time from 2 PM to 1 PM. An audio recording of the meeting was commenced as was a Zoom video conference.

ATTENDEES

All members were in attendance except for Clinton Hallman, and Mr. Bardenwerper’s arrival was delayed until 2 PM.

Staff in attendance: Curt Freese, Community Development Department Director, and Christopher Klement, Community Development Department Planner III, Nicolas Navia, Community Development Department Planner I.

Jessie White of the Coastal Conservation League and Diane Farrelly were present and submitted public comments during the session. Graham Trask was present via Zoom and also presented public comments on various topics including enforcement issues and mitigation fees. City Council Member Josh Scallate also was present for a portion of the meeting.

The Commission discussed issues regarding the pace of the work of the Commission on the code revisions. The Commission continued to work on Chapter 5 proposed changes. “Parking Lot Issues”, i.e. issues deferred from the last work session, were discussed. Additional revisions by staff re: buffers and setbacks tables were discussed. Mr. Bardenwerper’s proposed rewrite re: clear cutting and penalties was discussed. City Arborist Mr. Murphy was not present, so his rewrites were deferred. Other changes and corrections through the end of Chapter 5 were discussed. The staff was able to make many changes to the draft in real time during the session. Some additional rewriting by staff regarding buffers and setbacks was agreed to take place prior to the next work session.

The meeting between the chairpersons of the PC and the HRB so the chairpersons could discuss issues and logistics regarding additional HRB input on Chapters of the proposed chapter redrafts already completed by the PC will take place on 4/9/25 at 1 p.m..

The next regular meeting will occur April 21, 2025 at 5 p.m.

The work session adjourned at 5 pm.