

# **Attachment J**

Planning Commission Minutes

**ITEM NO. 5. ZONING CODE AND LCP AMENDMENTS RELATED TO CORRECTIONS, CLARIFICATIONS AND INCONSISTENCIES (PA2019-055)**

**Site Location: Citywide**

**Summary:**

Amendments to Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) to provide code clarification and corrections, and to resolve inconsistencies between the Zoning Code and the Local Coastal Program Implementation Plan. The amendments relate to minimum lot size and dimensions, overlay zoning districts, and public hearing notification requirements.

**Recommended Action:**

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3) and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3) because it has no potential to have a significant effect on the environment;
3. Adopt Resolution No. PC2020-024 recommending the City Council approve Code Amendment No. CA2019-001; and
4. Adopt Resolution No. PC2020-025 recommending the City Council authorize staff to submit Local Coastal Program Amendment No. LC2019-001 to the California Coastal Commission.

Deputy Community Development Director Campbell reported staff considers the amendments routine clean up items. Staff proposes to change the minimum lot size exception in the Local Coastal Program (LCP) so that it is consistent with the Zoning Code; to clarify overlay districts that they may also be less restrictive than the base zones; to clarify noticing requirements when a large number of properties are affected; and to clarify procedural requirements for processing Zoning Code amendments. Staff will take Mr. Mosher's comments under advisement.

Chair Koetting disclosed communications with staff. Remaining Commissioners disclosed no ex parte communications.

Chair Koetting opened the public hearing.

Jim Mosher questioned the policy of applying the subdivision note on packet page 39 to residential properties only. Footnote 6 is misplaced, and perhaps the reference to Title 19 should refer to Section 21.30.25. The reference to an amendment to the General Plan should probably refer to an amendment to the Coastal Land Use Plan. The language about not resulting in additional dwelling units is not clear.

Deputy Community Development Director Campbell explained that the footnote is a copy of text from the Zoning Code. If a lot was subdivided and allows a single-family home, it could return to the underlying lot configuration. The reference to a General Plan amendment is purposeful because a General Plan amendment is needed to allow subdivisions that increase intensity within a statistical area. The proposed language was inadvertently omitted from the LCP.

Chair Koetting closed the public hearing.

**Motion** made by Secretary Lowrey and seconded by Commissioner Ellmore to approve the staff recommendation.

AYES: Koetting, Weigand, Lowrey, Ellmore, Klaustermeier, and Kleiman

NOES:

ABSTAIN:

ABSENT: Rosene

Chair Koetting congratulated Commissioners Weigand and Ellmore upon their recent reappointment to the Planning Commission by the City Council.