

Agenda Topics

1. General themes – review/discuss

Staff presented staff memo with description of guiding themes and approach of framing Planning Commission review around these themes. Planning Commission expressed approval of the approach and general consensus on the approach and the list of themes. Set of themes was agreed upon; however, Planning Commission requested a) to proceed along an easy to complex continuum and b) that staff provide background on previous policy questions/decisions to inform their potential policy decisions. Staff reiterated that larger policy decisions/more complex topics could require revisiting or revising foundational documents to the SMP (e.g., Cumulative Impacts Analysis) and told the commissioners they would be advised as to when this might be the case. The commissioners agreed that the no net loss standard should be better defined and serve as a guiding principal throughout the SMP.

2. Nonconforming (existing) structures

The Planning Commission had a general discussion about nonconforming (existing) structures as well as the term “nonconforming” itself. In general, the Planning Commission expressed the desire to revise the regulations around existing structures to better align with the no net loss standards.

There were three (3) public comments, focused on the following points:

- No net loss is a good guide but vague concept, SMP needs to be rational and measurable
- SMP amendment needs to be publicized
- Perspective on origin of nonconforming and grandfathered terms
- Decreased valuation without compensation is a taking
- City has no authority to prohibit docks, it is federal jurisdiction
- There are variations in existing conditions of shoreline

Next Meeting – February 8, 2018

The next meeting will focus on nonconforming structures, the term “nonconforming,” and specific performance standards the Planning Commission may want to revisit (see Guiding Theme 1, 2 and 7).