

MINUTES

**CITY OF PACIFICA
PLANNING COMMISSION
COUNCIL CHAMBERS
2212 BEACH BOULEVARD**

January 19, 2016

7:00 p.m.

Chair Campbell called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Commissioners Vaterlaus, Evans, Gordon, Cooper,
Nibbelin and Chair Campbell
Absent: None

SALUTE TO FLAG: Led by Commissioner Gordon

STAFF PRESENT: Planning Director Wehrmeister
Assoc. Planner Murdock
Kevin Siegel, City Attorney's Office

**APPROVAL OF ORDER
OF AGENDA** Commissioner Cooper moved approval of the Order
of Agenda; Commissioner Gordon seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Vaterlaus, Evans, Gordon, Cooper,
Nibbelin and Chair Campbell
Noes: None

**APPROVAL OF
MINUTES:
JANUARY 4, 2016** Commissioner Gordon moved approval of minutes of
January 4, 2016; Commissioner Evans seconded the
motion.

The motion carried **5-1**.

Ayes: Commissioners Vaterlaus, Evans, Gordon, Cooper,
and Chair Campbell
Noes: None
Abstain: Nibbelin

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JANUARY 25, 2016:

Planning Director Wehrmeister stated that they would need a liaison for the February 8 meeting. She explained that, due to a noticing issue with a wrong date on a mailed notice, they were continuing the appeal of one of the Vallemar wireless sites to the February 8 meeting.

Chair Campbell volunteered.

Planning Director Wehrmeister reminded him that he had a conflict with two sites, and they were looking for a commissioner who did not have a conflict.

Commissioner Nibbelin asked if this was one he was there to consider, mentioning that he was there for one, but there were some that he had to recuse himself.

Chair Campbell recalled that there were two separate items.

Commissioner Gordon asked if this was the one that he was able to consider, explaining that there was one he was not. He stated that, if it was a set he was present for, he would do it.

Assoc. Planner Murdock stated that it was all the sites under consideration and they need a commissioner without a conflict and present for both actions, clarifying that they would be Commissioners Vaterlaus, Evans and Cooper.

Commissioner Cooper stated that he will attend the meeting.

Commissioner Gordon asked if it would include both Chair Campbell and Commissioner Cooper.

Chair Campbell stated that he was conflicted out.

Commissioner Gordon asked if it was for all or just one.

Planning Director Wehrmeister explained that it was an appeal of one site and a Council call-up of all twelve.

Commissioner Gordon asked if it was for just one of the commissioners as liaison.

Planning Director Wehrmeister clarified that they were looking for one commissioner to be the liaison for all items.

Chair Campbell asked what was the one site appealed.

Planning Director Wehrmeister stated that it was the site on Hiawatha.

Assoc. Planner Murdock confirmed that it was the Hiawatha site.

Chair Campbell stated he could not remember if he was conflicted out of that.

Assoc. Planner Murdock stated that it was not the site that triggered his conflict of interest.

Councilmember Nibbelin added that every site was under consideration.

Commissioner Gordon didn't understand why it couldn't be one conflicted and one non-conflicted.

Commissioner Cooper stated that he was welcome to come.

Chair Campbell asked, if one was conflicted and one non-conflicted, if they could be bifurcated, adding that he wanted to be clear on the procedure.

Planning Director Wehrmeister stated that procedurally, they will be hearing 11 of the call up items and a separate item for the one that was appealed.

Commissioner Gordon commented that, since it was a 3-2 vote on several of them, he thought it might be helpful for the Council to have both sides.

Planning Director Wehrmeister explained that, under the bylaws, even if there is a split vote, the commissioner selected to be the liaison can represent the opinions of both sides.

Commissioner Cooper thought that, ultimately, it was the body that made the decision and it would be the one commissioner who ought to speak on behalf of the whole Commission and how it acted.

Commissioner Gordon stated that he didn't necessarily trust one Commissioner to speak on behalf of everyone.

Chair Campbell stated that he has done it.

Commissioner Nibbelin stated that he thought the point was to articulate the positions and views expressed by the Planning Commissioners. He asked if that was a correct interpretation.

Planning Director Wehrmeister responded affirmatively.

Chair Campbell stated that he didn't see why they can't have two commissioners but he has faith and trust in Commissioner Cooper that he can do it.

Commissioner Cooper asked confirmation that it was the February 8 Council meeting.

Planning Director Wehrmeister responded affirmatively.

Assoc. Planner Murdock reaffirmed the date.

ORAL COMMUNICATIONS:

None.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

CONSIDERATION:

1. An Overview of Principals Governing Findings, Effective Conditions of Approval and Land Use Decisions.

Planning Director Wehrmeister mentioned that this item was on the agenda because the Planning Commission requested some information on drafting effective conditions of approval and, in preparing this, it made sense to start with an overview of findings, adding that some of this was probably not new to some of them but an overview of how to ultimately create effective conditions that reflect the decisions the Planning Commission wishes to make. She stated that Kevin Siegel was representing the legal team and may interrupt her and raise important points as they come to mind and provide examples of relevant cases. She encouraged them to interrupt her and raise their hands if they would like her to stop for a question they may have.

Planning Director Wehrmeister then gave the presentation. She and Mr. Siegel addressed several questions from the Commission.

There were no public comments.

2. Library Advisory Committee Appointment.

Chair Campbell stated that they need to appoint one commissioner to sit on the Library Advisory Committee.

Planning Director Wehrmeister explained that City Council has directed staff to move forward with various actions to construct and build a new city library. A Library Advisory Committee was created and they were asking for the Commission to appoint one person to serve on the committee, probably for one meeting a month in the evening, day not specified. The committee will serve in an advisory capacity to staff and assist in making recommendations to Council regarding the project and facilitate communication with the community at large.

Chair Campbell stated that he was interested, but opened it up to anyone else interested.

Commissioner Vaterlaus volunteered.

Commissioner Evans stated that he was interested but would pass on to whomever they choose as he was not sure of the process.

Commissioner Nibbelin concluded he was willing to defer a nomination. He stated that he had no interest but was interested in hearing their respective interests.

Commissioner Vaterlaus stated that she served on the Library Foundation for several years before and has a definite interest in the library proceeding forward and she would like to serve on the committee.

Commissioner Evans stated that she trumps him, adding that it was a good qualification.

Chair Campbell stated that he was interested. He stated that he has been on the Planning Commission for eight years. He was interested in the library and how it connects to the Palmetto Revitalization and streetscapes which he has been involved with over the years.

Commissioner Nibbelin nominated Commissioner Vaterlaus as the Planning Commission's representative to the Library Advisory Committee; Commissioner Evans seconded the motion.

6-0

COMMISSION COMMUNICATIONS:

None

STAFF COMMUNICATIONS:

Planning Director Wehrmeister stated that the City Clerk was now recruiting for Commissioner Brown's open position and the expiring terms. She stated that the Coastal Development permit for the demolition of 320 Esplanade was appealed to City Council and she did not have a date but it should be on one of the next agendas for a liaison. She mentioned that the city had an eventful three-day weekend with storm response and the situation on Beach Blvd. was the most significant public works issue. She added that they have also been monitoring various private properties but no emergency CDPs were issued by the City over the weekend, but one property was yellow tagged.

Commissioner Evans referred to a damaged piece on the pier, and he asked if that was still down.

Planning Director Wehrmeister stated that she understood that was still down.

Commissioner Nibbelin asked at what point does the apartment building on Esplanade become such a hazard to where the city would need to take it down regardless of public input.

Planning Director Wehrmeister stated that they have geotechnical engineers monitoring it and, if needed, they can take emergency action, although they hope they will not have to do that.

Commissioner Nibbelin stated that he worries about the public underneath that building, adding that it was probably not something you could run away from.

ADJOURNMENT:

There being no further business for discussion, Commissioner Gordon moved to adjourn the meeting at approximately 8:00 p.m.; Commissioner Evans seconded the motion.

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The motion carried **6-0**.

Ayes: Commissioners Vaterlaus, Evans, Gordon, Cooper,
Nibellin and Chair Campbell

Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister