

6/10/25 PLUC Minutes

Attendees:

- Steve Donell, Chair
- Julie Ross, Vice Chair
- Kevin O'Brien, Secretary
- Tracy Thrower Conyers, Community Member
- Cory Birkett, Community Member
- Dave Mannix, Community Member

Meeting Called to Order at 6:35pm

Motion to approve April Minutes from Julie

Steve Seconds

Two typos addressed

Motion passes unanimously

Public Comment on Agenda Item 1:

David Voss

- Del Rey Lagoon specific plan was proposed over four decades ago. The Coastal Commission rejected that plan noting the plan did not take into accounts cumulative impacts of the plan. City Council then rejected the plan. A document in 1998 notes that a new LUP has not been submitted for the area.
- The full neighborhood council sent a motion back to PLUC. David notes what was missing in that motion was that the plan was never approved. We do not have the minutes from that city council meeting but we do know it was rejected. David speculates it is because, in part, the plan did not address the Coastal Commission's denial. The motion in question suggests there is an existing enforceable Del Rey specific plan which does in fact not exist.
- David says we as the Neighborhood Council will look bad by recommending something that has been rejected by Coastal Commission be included in the city plan. If there are parts of the draft we like David recommends we incorporate those portions. We should not, however, try to take an entire document that was rejected included.
- David notes that a project which included a \$900k community benefit fund was rejected.

Kimberly Fox (via email)

- I support the push to legally adopt the current PDR Specific Plan. That's a City Council action that's long overdue.
- However, if the goal of tonight's discussion is a commitment to rolling the PDR Specific plan into the in-progress Community Plan Update, the wholesale adoption of today's

Specific Plan language into the Ad Hoc Committee's draft new CPU is not the correct procedural path.

- The real work of getting any local CDO or Specific Plan written into our next CPU is to translate the *current zoning details* into the *new zoning language*, and adopt the new-language version of zoning in the new CPU.
- Our next CPU will be written entirely in the new zoning code, which has been significantly extended to allow communities to exactly document very specific land use specification on a parcel-by-parcel basis. The City's goal? To *eliminate* the admin overhead and confusion regarding Community Design Overlays or Specific Plans by deeply encoding their land use standards in the City's new zoning language.
- Therefore, if there's a motion on this item, to be practically applied it should mandate someone (Planning? The Ad Hoc Committee?) **[SIC]** take on the translation of the current PDR Specific Plan into new zoning language, in order to be adopted in the future CPU.

Agenda Item 1: Julie Ross re: Del Rey Specific Plan

Background: On Feb 24, 2025 there was a motion from CPU Committee:

MOTION: The Committee recommends that the Board approve that the Del Rey Lagoon Specific Plan be incorporated into the Community Plan Update, currently underway and issue a Community Impact Statement.

Julie has provided documents showing instances where the 36 foot building limit has been enforced in the area over the years.

Tracy asks if there's more in the plan Julie wants enforced other than the height limit. Julie says height is the key issue, but zoning, setbacks, and generally development standards & guidelines is what she wants.

Steve asks can the minutiae of the conceptual plan be included in the motion. Can elements of the conceptual plan be recommended to the full board to be supported.

Tracy notes with the CPU being delayed we have time to do this.

Cory notes the planning department is adopting aspects of special plans into the CPU. Therefore could we create a Community Impact Statement that supports the merits of the key tenants of the conceptual plan.

Dave Mannix notes that because the document is decades old it has some minutiae in there that may not be relevant today. It would be better to just recommend the core tenets we want included today.

Steve recommends we send this back to the Community Plan Ad Hoc committee to review and adopt the aspects we want.

Kevin recommends a net new motion be created at the CPU Ad Hoc committee to avoid having to send the old motion back to the council.

Julie agrees to table this motion.

Meeting adjourned at 7:12