



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Memorandum 22-006 (PL21-01)

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: RICK ABOUD, AICP, CITY PLANNER
DATE: DECEMBER 20, 2021
SUBJECT: PARKING REQUIREMENTS FOR MORE THAN A SINGLE ONE-BEDROOM AND/OR EFFICIENCY DWELLING

While working on permitting a worker housing development that included multiple structures supporting one-bedroom and efficiency dwellings on a single lot, we found that the code was inconsistent in regards to the parking requirements for efficiency units based on how they were provisioned. Units found in multi-family structures (3 or more dwellings) or a senior housing unit require one space per dwelling unit. If more than one dwelling unit was provisioned on a lot that consisted of a single unit in a structure and/or in duplexes, they would be required to provide two spaces per unit.

The proposed ordinance provides an option that would require less parking when multi-units are located one lot when utilizing detached dwellings or duplexes to support one-bedroom or efficiency units. The Commission recommends requiring one parking space per unit, plus one guest space per four detached efficiency or one bedroom units. I believe that this will help developments that will not need additional parking and may be applied to possible future affordable housing scenarios where multiple detached efficiency units may be proposed.

The proposal was an agenda item in four meetings of the Commission, with the last meeting of November 3rd being a public hearing. At the public hearing, the Commission passed a recommendation to adopt the ordinance with unanimous consent of the six commissioners present.

Recommendation – The Planning Commission recommends that the City Council adopt the proposed ordinance.

Attachments:

Proposed ordinance

Staff reports and corresponding meeting minutes

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING TITLE 21.55.090(a)(1) REQUIRED NUMBER OF
PARKING SPACES TO CHANGE THE PARKING REQUIREMENTS FOR
DETACHED ONE BEDROOM OR EFFICIENCY DWELLING UNITS.

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 1 states, “Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protecting community character, encouraging infill, and helping minimize global impacts including limiting greenhouse gas emissions;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 1 Objective C states “Maintain high quality residential neighborhoods, promote housing choice by supporting a variety of dwelling options;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3 Objective A States: Create a clear, coordinated regulatory framework that guides development; and

WHEREAS, Adopting parking code requirements are uniform by dwelling type and building configuration results in more clear city code and better guide for development.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.55.090(a)(1), is hereby amended to read as follows:

Use	Parking Spaces Required
1. Dwellings.	Two per dwelling unit, or one per efficiency or one-bedroom dwelling <u>when more than one dwelling unit is located on a parcel</u> unit in a multifamily dwelling. <u>Detached efficiency or one bedroom dwelling units shall provide an additional 1 guest parking space per four dwelling units.</u> One per senior housing unit. A required parking space may be in a garage or carport if the structure is at least 12 feet wide, 20 feet long and eight feet high.

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Section 2 or the last section. This Ordinance is of a permanent and general character.
and shall be included in the City Code.

The last section might read

Section 2.This ordinance is a non-code ordinance and is of a permanent nature.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

Rob Dumouchel, City Manager

Michael Gatti, City Attorney

Date: _____

Date: _____



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Staff Report PL 21-45

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: August 4, 2021
SUBJECT: Parking Code

Introduction

The parking code was revised in 2009, via ordinance 09-12(A). It was a major overhaul! The number of required parking spaces was reduced, and parking dimensions were made smaller. Overall, the regulations have worked for our community, are 'right sized' for businesses in a community of our size, and are in line with industry averages. The one area where the parking code could use further amendment is in relation to dwelling units. Our standards are high for multifamily dwellings and for small detached units like cabins.

Analysis

Homer tends to have a development pattern of several small cabins on a lot, with two required parking spaces each. If the efficiency units were in one large building, only one parking space is required. Staff would like to review the current code with the Commission, and reduce or equalize the parking requirements for studio and one bedroom apartments in a larger building and detached accessory cabins.

Example: a multifamily dwelling in City Code means one building with three or more dwelling units. A duplex is a building with two units. Code for parking spaces only allows for a reduction for multifamily (3 more) units. In Homer, we don't see a lot of multifamily construction. Individual cabins are more common, as small as 500 square feet, yet code still requires two parking spaces.

HCC 21.55.090 (1)

Use	Parking Spaces Required
1. Dwellings.	Two per dwelling unit, or one per efficiency or one-bedroom dwelling unit in a multifamily dwelling. One per senior housing unit. A required parking space may be in a garage or carport if the structure is at least 12 feet wide, 20 feet long and eight feet high.

Revised language: Two per dwelling unit, or one per efficiency or one bedroom unit when more than one dwelling unit is located on a parcel.

Staff Recommendation: Amend the parking code so that the primary dwelling on the property still has two required parking spaces, but subsequent studio or one bedroom attached or detached dwelling units have only one required parking space. If the Commission is in agreement, staff will draft an ordinance and schedule a public hearing.

Commissioner Smith was unanimously voted in as Chair.

Chair Smith then opened the floor for nominations of Vice Chair.

Commissioner Venuti nominated Commissioner Highland for Vice Chair.

Commissioner Barnwell seconded.

Chair Smith called for additional nominations for Vice Chair.


Commissioner Highland nominated Commissioner Conley.

Commissioner Conley declined the nomination citing the lack of time on the commission.

Commissioner Barnwell nominated Commissioner Venuti.

Commissioner Venuti declined the nomination citing that he has served as both Chair and Vice Chair and believes that every sitting Commissioner should be given the opportunity to serve as Chair or Vice Chair during their term as a commissioner.

Commissioner Highland was voted in as Vice Chair unanimously.



D. Staff Report 21-45, Parking Code


Chair Smith introduced the item by reading of the title and invited City Planner Abboud to provide his report.

City Planner Abboud reported that the number of parking spaces is higher than the standards used in other communities. Especially for multi-family dwellings and small detached units like cabins. If the efficiency units are in one building on one spot is required but if there are several small cabins on one lot each is required to have two parking spaces. They would like to amend City Code to adjust the requirement to one space for small 500 square foot cabins or efficiencies.

Chair Smith inquired about how or where visitors would park and how would that be configured.

City Planner Abboud responded that staff could work on that and bring it back before the commission. He further acknowledged that there was no parking on city streets, possibly working on off-site parking, the likelihood of someone not having a vehicle especially living in the center of town.

HIGHLAND/VENUTI MOVE TO ADOPT STAFF REPORT 21-45 AND AMEND HOMER CITY CODE 21.55.090 (1) TO ALLOW TWO PARKING SPACES PER DWELLING UNIT OR ONE PARKIN SPACE PER EFFICIENCY OR ONE BEDROOM UNIT WHEN MORE THAN ONE DWELLING UNIT IS LOCATED ON A PARCEL



Discussion on parking for visitors if there is no dedicated parking on site; this applies only to efficiency/studio units. Evaluation of a formula where a maximum is established and then additional spaces are required; if project is in the center of town the likelihood that the occupant would have a car or have many visitors is unlikely but to require parking that will not be used is a waste of real estate.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

E. Staff Report 21-42, Large Retail and Wholesale Stores

Chair Smith introduced the item by reading of the title.

City Planner Abboud reviewed discussion points from the worksession and then proceeded to continue reviewing proposed changes to Title 21.57.

Chair Smith commented that it was a good visioning exercise and suggested a worksession for the Commission to discuss with staff the proposed amendments.

Chair Smith and City Planner Abboud facilitated additional discussion on the following:

- How these amendments would work with the Community Design Manual
- Does it need to be duplicated in city code
- Original city code was developed to combat change and change happened anyway.
- It is important to grow the City inside out as it is beginning to be difficult to develop commercial projects. The new grocery store being developed out East End Road and there is no benefit to the city.
- The city needs to temper its code and zoning requirements for large retail developments.
- Homer has grown immensely over the last twenty years.

City Planner Abboud will work on these considerations and present the amendments for a future meeting.

F. Memorandum Re: City of Homer Draft 2022-27 Capital Improvement Plan (CIP)

Chair Smith introduced the item by reading of the title. He noted the information provided by Ms. Carroll at the worksession.

City Planner Abboud reviewed the process briefly for the Commission and requested each Commissioner submit their top two projects.

The Commissioners then provided their top two projects from the draft Capital Improvement Plan for City Planner Abboud to list.



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Staff Report PL 21-50

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: August 18, 2021
SUBJECT: Parking Code Amendments

Introduction

At the last meeting, Staff Report 21-45 introduced the Commission to the idea of equalizing the parking requirements for studio or one bedroom dwelling units. The Commission passed a motion in support of the change but had some questions about guest parking. Prior to scheduling a hearing, staff would like to address those concerns.

Commission voted to approve the bold and underlined text below. (A public hearing is the next step).

Use	Parking Spaces Required
1. Dwellings.	Two per dwelling unit, or one per efficiency or one-bedroom dwelling <u>when more than one dwelling unit is located on a parcel</u> unit in a multifamily dwelling . One per senior housing unit. A required parking space may be in a garage or carport if the structure is at least 12 feet wide, 20 feet long and eight feet high.

Analysis

The parking code had major amendments in 2009, which allowed studio units in multifamily buildings to have 1 parking space. Over the past decade, this has allowed new construction to reduce the number of spaces with no complaints or issues reported to our department. The building/owner could decide to build more parking, depending on the type of tenant/use anticipated. Examples of permitted projects are provided on the following page.

I researched a few codes in regard to guest parking. I found that if additional guest parking is required, there is usually less required parking per dwelling unit. The guest parking is then added to the overall site. The end results are very similar to the proposed code amendment. If the Commission wishes to add guest parking as a requirement, staff recommends one guest

space per four dwelling units. An example of parking and guest parking requirements from Anacortes WA, is attached.

Kirkland WA: guest parking of an additional 10 % is required. See table

Spaces required:

1.2 per studio unit.

1.3 per 1 bedroom unit.

1.6 per 2 bedroom unit.

1.8 per 3 or more bedroom unit.

Anacortes WA: Generally one guest space per four dwelling units. See attachments.

Staff Recommendation

1. By motion, decide if a guest parking requirement should be added to code. Staff recommends one space per four units if the Commission wants to require additional guest parking. (Staff does not recommend requiring guest parking).
2. Move to public hearing.

Attachments

Homer Parking Examples

Anacortes, WA parking code Excerpt

~~Staff Report 21-45~~ (included later in packet)

Parking Examples from Permitted Homer Projects

	Units	Required Parking	HCC new code	Kirkland Total Parking	Anacortes Total Parking
Apartments					
One bedroom	2	2			
Two bedroom	2	4			
Three Bedroom	2	4			
Total	6	10		10	10
Roominghouse					
	Units	Parking			
Main house	1	2			
Roominghouse	5	5			
Total	6	7		8	12
		(built 20+)			
Cabins					
	Units	Parking	New code		
One bedroom	4	8	4		
Duplex	2	4	4		
Total	6	12	8	9	11
Efficiency					
	Units	Parking	New code		
Duplex (1 bdr)	4	8	4		
Triplex (1 bdr)	3	3	3		
Total	7	11	7	9	9

Anacortes, WA, parking code excerpt

Off-street parking spaces required.

Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
RESIDENTIAL		
Household Living, as listed below		
Single-family	2 per unit	
Single-family, small lot	1 per unit	
Accessory dwelling unit	See AMC 19.47.030(C)(8) (3 spaces)	
Cottage housing	1.5 per unit	
Duplex or triplex	Same as multifamily (based on number of bedrooms)	
Townhouse	Same as multifamily (based on number of bedrooms)	
Multifamily dwelling, one bedroom or studio	1.0 per unit	1.5 per unit
Multifamily dwelling, two bedrooms	1.4 per unit	2 per unit
Multifamily dwelling, three or more bedrooms	1.6 per unit	2.5 per unit

Table 19.64.030(B)

Minimum guest parking spaces required by housing type.

Housing Type	Minimum guest parking ratio
Single-Family	1 per 2 units
Cottage	1 per 4 units
Duplex or Triplex	1 per 4 units
Townhouse	1 per 4 units
Multifamily	1 per 8 units; 1 per 10 units if the multifamily use parking is provided entirely by structured parking; Where units average less than 700 square feet, 1 per 4,000 sq. ft. of net leasable floor area.

- How much outlay would this require
- Parking issues overall
 - parking lots for the large retail not to exceed 10% of the required amount
 - Save U More removed the islands to allow additional spaces
 - there is additional land surrounding the store that could be used
- Having large retail operations would put the small local retail shops out of business
- Water and sewer facilities required by large retail stores
 - Many small communities do not offer that in order to keep large companies disinterested
- Pushing the cart towards online sales
- Rewrite of the Transportation Plan
 - Current transportation plan is outdated
 - If State requests projects the city does not have shovel ready plans
- Analysis and projection of population growth
 - 1% growth inside city limits
 - Growth outside city limits which affects Homer
- Connectivity will be needed now and in the future
- Clarification on requirements for CUP's
- Requirements for multi-size parking stalls and how would that be addressed
- Seasonal Parking Requirements for Large Retail Stores
- Landscaping requirements
 - Allowing Alders for use as natural mature vegetation
 - Lines 195, completion in 9 months too long of time
- Incorporating some of the landscaping requirements into the Community Design Manual (CDM)
 - Including 1% for art requirements for projects
 - Art is very subjective
- Snow storage area increase

City Planner Abboud will work more on this and bring it back for a future meeting.

B. Staff Report 21-50, Ordinance 21-XX amending on-site parking requirements for one-bedroom dwellings

Chair Smith introduced the item by reading of the title and invited the City Planner to provide the report.

City Planner Abboud provided a summary of Staff Report 21-50 and addressed comments on the following:

- Number of parking stalls per efficiency or studio
- Having parking for guests
- Establishing one guest parking stall per four parking stalls for efficiencies for a total of 5 parking stalls. Ex. Eight efficiencies would require 2 guest parking stalls.

City Planner Abboud stated he will prepare for a public hearing on this item.

NEW BUSINESS



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Staff Report PL 21-62

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner and Special Projects Coordinator
DATE: October 20, 2021
SUBJECT: Parking requirements for one bedroom dwelling units

Introduction

Staff brought forward this topic to the Commission in August. The goal was to equalize the parking requirements for residential dwelling units. Under current code, less parking is required for one bedroom or efficiency units in a multifamily (3 units or more) building. But detached cabins are required two spaces per unit. The Commission frequently comments about wanting more greenspace on properties, and small scale land owners would like to avoid the expense of building and maintaining unused parking. “Right sizing” Homer parking requirements for all dwellings, regardless of building configuration, would help keep greenspace, and avoid constructing unnecessary parking spaces.

Analysis

Staff has reviewed the minutes from the Commission’s discussions. Staff has incorporated guest parking requirements for detached one bedroom or efficiency units (OB/EU) dwelling units as directed by the Commission. This guest parking requirement does NOT include multifamily dwellings like apartments. There is no evidence to suggest that our current parking regulations should be increased from the current standards for apartment buildings.

Staff Recommendation

Review the draft ordinance. Make any amendments by motion. Once amendments are complete, staff will schedule a public hearing.

Attachments

Draft Ordinance

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING TITLE 21.55.090(a)(1) REQUIRED NUMBER OF
PARKING SPACES TO CHANGE THE PARKING REQUIREMENTS FOR
DETACHED ONE BEDROOM OR EFFICIENCY DWELLING UITS.

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 1 states, “Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protecting community character, encouraging infill, and helping minimize global impacts including limiting greenhouse gas emissions;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 1 Objective C states “Maintain high quality residential neighborhoods, promote housing choice by supporting a variety of dwelling options;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3 Objective A States: Create a clear, coordinated regulatory framework that guides development; and

WHEREAS, Adopting parking code requirements are uniform by dwelling type and building configuration results in more clear city code and better guide for development.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.55.090(a)(1), is hereby amended to read as follows:

Use	Parking Spaces Required
1. Dwellings.	Two per dwelling unit, or one per efficiency or one-bedroom dwelling <u>when more than one dwelling unit is located on a parcel</u> unit in a multifamily dwelling. <u>Detached efficiency or one bedroom dwelling units shall provide an additional 1 guest parking space per four dwelling units.</u> One per senior housing unit. A required parking space may be in a garage or carport if the structure is at least 12 feet wide, 20 feet long and eight feet high.

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Section 2 or the last section. This Ordinance is of a permanent and general character and shall be included in the City Code.

The last section might read

Section 2.This ordinance is a non-code ordinance and is of a permanent nature.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

Rob Dumouchel, City Manager

Michael Gatti, City Attorney

Date: _____

Date: _____

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Venuti was admitted back to the meeting.

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 21-62, Parking Requirements for One Bedroom Dwelling Units

City Planner Abboud reviewed his staff report that was included in the packet. There were no questions from the Commission.

BENTZ/VENUTI MOVED TO RECOMMEND ADOPTION OF THE DRAFT ORDINANCE AMENDING HOMER CITY CODE 21.55.090A1 AND FORWARD TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Staff Report 21-63, Motion to Dismiss and Motion for Leave to Supplement Points on Appeal of CUP 20-15 Submitted by Frank Griswold

There was discussion regarding process and in attempt to determine the meaning of Leave to Supplement Points of appeal.

HIGHLAND/BENTZ MOVED THAT THE PLANNING COMMISSION DENIES TAKING UP THE MOTION FOR RECONSIDERATION AND THE MOTION FOR LEAVE TO SUPPLEMENT POINTS ON APPEAL OF CUP 20-15 SUBMITTED BY APPELLANT GRISWOLD AND THAT THE PLANNING COMMISSION RECOMMENDS THE BOARD OF ADJUSTMENT DISMISS THE APPEAL OF CUP 20-15 DUE TO THE FACT THAT THE APPLICANT HAS WITHDRAWN THEIR CONDITIONAL USE PERMIT APPLICATION AND THEREFORE THE PERMIT NO LONGER EXISTS.

Commissioner Highland referenced the information on page 79 of the packet which notes that HCC 21.93 does not authorize a party to supplement or modify points on appeal, and that the motion is moot because the appeal was dismissed. She questioned if the Commission isn't supposed to act on this, then why was it in their packet. She personally agrees with the



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Staff Report PL 21-66

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner and Special Projects
Coordinator
DATE: November 3, 2021
SUBJECT: Amending Onsite Parking Requirements for Detached One Bedroom or
Efficiency Dwelling Units

Introduction

This ordinance amends the parking code to reduce the parking requires for detached one bedroom or efficiency units, when more than one dwelling unit is present on a lot. Current code requires two spaces for each of these units. The Commission frequently comments about wanting more greenspace on properties, and small scale land owners would like to avoid the expense of building and maintaining unused parking. “Right sizing” Homer parking requirements for all dwellings, regardless of building configuration, would help keep greenspace, and avoid constructing unnecessary parking spaces.

Planning Staff review per 21.95.040

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: 2018 Comprehensive Plan Chapter 4 Goal 1 states, “Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protecting community character, encouraging infill, and helping minimize global impacts including limiting greenhouse gas emissions,” Chapter 4 Goal 1 Objective C states “Maintain high quality residential neighborhoods, promote housing choice by supporting a variety of dwelling options;” and Chapter 4 Goal 3 Objective A States: Create a clear, coordinated regulatory framework that guides development.

This amendment encourages infill development by reducing the parking requirement and thus the land area needed to build detached one bedroom and efficiency units. This amendment is consistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

This amendment will be reasonable to implement and enforce because staff reviews parking requirements and parking spaces provided on every relevant development application. No additional review or enforcement will be required by this code change.

c. Will promote the present and future public health, safety and welfare.

This amendment promotes health, safety and welfare by reducing required parking for efficiency and one bedroom units, increasing the area that may remain as greenspace.

d. Is consistent with the intent and wording of the other provisions of this title.

This amendment is consistent with the intent, wording and purpose of HCC Title 21.

Staff Recommendation: Conduct a public hearing and send a recommendation to the City Council.

Attachments

1. Draft Ordinance

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 21-XX

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Section 2 or the last section. This Ordinance is of a permanent and general character.
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The last section might read

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ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

Rob Dumouchel, City Manager

Michael Gatti, City Attorney

Date: _____

Date: _____

- Getting the new permitting software lined up and ready which will allow the Planning Department to be connected with Public Works, for real time information that can be shared, online payments, future permitting and enforcement issues will be able to be addressed
- Requested volunteers to attend the City Council meeting on November 8, 2021. He then provided guidance on giving the reports to City Council especially those items that may be quasi-judicial.

PUBLIC HEARINGS

- A. Staff Report 21-66, Draft Ordinance 21-xx, Amending Onsite Parking Requirements for Detached One Bedroom or Efficiency Dwelling Units.

City Planner Abboud provided a review of Staff Report 21-66 to the Commission.

There was no applicant.

Chair Smith opened the Public Hearing and having no public present in the audience or attending via Zoom he closed the Public Hearing and opened the floor to questions from the Commission.

There was no questions from the Commission.

VENUTI/BENTZ MOVED TO ADOPT STAFF REPORT 21-66 AND FORWARD DRAFT ORDINANCE TO AMEND PARKING REQUIREMENTS FOR DETACHED ONE BEDROOM AND EFFICIENCY DWELLING UNITS.

There was a brief discussion regarding clarification that by adopting the Staff Report the Commission will be recommending that the draft ordinance be forwarded to City Council for Public Hearing and approval.

Deputy City Clerk Krause confirmed that would be the action needed from the Commission.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

- A. Staff Report 21-52, Use of Shipping Containers

Chair Smith introduced the item by reading of the title and invited City Planner Abboud to provide his report.

City Planner Abboud prefaced the discussion by stating that they are not referencing the previous appeal and anything specific regarding that specific site. This is to be a general discussion on the future