



PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, March 25, 2026

CALL TO ORDER

The Planning Commission was called to order by Chair Thompson at 6:01 pm.

Chair Dan Thompson, Vice Chair JB Gibson, and Planning Commissioners Kate Akyuz, Nazim Nice and Anthony Perez were present.

Staff Participation:

Jeff Thomas, CPD Director (Remote)
Alison Van Gorp, Deputy CPD Director
Raven Gillis, Recreation Specialist

Adam Zack, Principal Planner
Deb Estrada, Deputy City Clerk (Remote)
Kim Adams-Pratt, Contract Legal Counsel (Remote)

PUBLIC APPEARANCES

There were no public comments.

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of November 19, 2025, Special Meeting:

A motion was made by Gibson; seconded by Perez to:

Approve the minutes.

Motion Passed 5-0

2. PCB26-01: Briefing on the Growth Management Hearings Board Order and steps to achieve Growth Management Act compliance.

Adam Zack, Principal Planner, reviewed how the Growth Management Act (GMA) works and outlined the Growth Management Hearings Board Decision, City Council's direction, and the scope of work and schedule.

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions ("aka adequate provisions") that will increase the supply of affordable housing.
3. Station Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

City Council provided direction for addressing compliance with the four issues in the GMHB and approved the GMA Compliance Work Plan at its March 17 meeting. City Council is projected to complete its initial direction for addressing compliance with the GMHB by April 21, 2026. Staff will brief the Planning Commission on the project's status at a special meeting scheduled for April 29, 2026.

OTHER BUSINESS

3. Staff Report

CPD Deputy Director, Alison Van Gorp, reported that the next regular meeting is scheduled for April 22; however, staff may opt to hold a special meeting on April 29 to allow more time to process the agenda bills.

ADJOURNED - The meeting adjourned at 7:34 pm

Deborah Estrada, Deputy City Clerk