

City of Morro Bay

City Council Agenda

Mission Statement

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

**CITY COUNCIL/PLANNING COMMISSION
JOINT MEETING
TUESDAY, APRIL 23, 2013
VETERANS MEMORIAL HALL - 4:30 P.M.
209 SURF ST., MORRO BAY, CA**

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS

PUBLIC PRESENTATIONS

PUBLIC COMMENT - Members of the audience wishing to address the Council on City business matters not on the agenda may do so at this time.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Mayor, please come forward to the podium and state your name and address for the record. Comments are to be limited to three minutes.
- All remarks shall be addressed to Council, as a whole, and not to any individual member thereof.
- The Council respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in City Council meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (805) 772-6205. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I. JOINT MEETING DISCUSSION ITEMS

- Planning Commission bylaws, duties and expectations of City Council

City Council Requested Discussion Items:

- Discussion of Goal #3 - Update Plans for Current and Future Land Use Needs
- Discussion of Projects Appealed to City Council
- Discussion on the Interpretation of Measure D
- Discussion of Creation of a Specific Plan Overlay District from No. Embarcadero to Cloisters, West of Highway 1

II. ADJOURNMENT -- This meeting will adjourn to the regularly scheduled City Council meeting.



MEETING DATE: April 23, 2013

Staff Report

DATE: April 18, 2013

TO: Honorable Mayor, City Council and Planning Commissioners

FROM: Rob Livick, PE/PLS-Public Services Director/City Engineer
Kathleen Wold, AICP, Planning Manager

SUBJECT: Joint Meeting Topics

JOINT MEETING TOPICS

Based upon discussions at both the Planning Commission and City Council meetings, the City Council requested the following four topics have been slated as discussion topics for the joint City Council/Planning Commission meeting. Staff has provided a brief overview of each topic.

Topic #1. Discussion of Goal #3 - Update Plans for Current and Future Land Use Needs:

Staff has provided a copy of the Advanced Planning Log to aid in the discussion of Goal #3.

Topic #2. Discussion of Projects Appealed to City Council:

Staff has provided the following list of projects recently appealed to City Council.

1. **Morro Strand Campground (April 2013).** The project proposed to upgrade the campgrounds by providing enhanced RV spaces. The project was conditionally approved at Planning Commission. Two appeals were received. City Council upheld the appeal of Planning Commission's approval thus denying the project.
2. **2176 Main Street (August 2012).**-The project proposed to convert commercial space into a residential unit. The project was denied at Planning Commission, appealed by the applicant and then approved with conditions at City Council.
3. **281 Main Street (July 2012).** The project proposed to construct a new single family residence. The project was conditionally approved by the

Prepared By: RL

Dept Review: _____

City Manager Review AS

City Attorney Review: _____

Planning Commission, appealed and the City Council denied the appeal and upheld the Planning Commission's decision to approve. Project was appealed to the California Coastal Commission and no substantial issue was found.

Topic #3. Discussion on the Interpretation of Measure D:

Staff has provided the text of Measure D as a basis for discussion.

Text of Measure D.

Municipal; Code Section 17.36.020C. The City shall not grant any permit authorization or other approval of any state owned tidelands subject to city lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or is clearly incidental thereto. For purposes of illustration only and not by way of limitation, no approval shall be granted for any new passenger for hire boats or supporting facilities or for any new restaurant, café, gift shop or other retail establishments serving the general public and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged.

The following projects have been proposed within this area over the last couple years.

- 1205 Embarcadero- Harbor Hut 2nd story addition.
- 1185 GAFCO
- 1215 Bob Fowler's project
- A business relocation for the Thai Boat.
- A business relocation for the "old Virg's tackle shop" 1215 Embarcadero.

Additional information will be provided from Commissioner Teft.

Topic #4 Discussion of Creation of a Specific Plan Overlay District from No. Embarcadero to Cloisters, West of Highway 1:

Attached please find a copy of the City's Zoning Map and Land Use Map for the area in question (North of Embarcadero to the Cloisters, West of Highway 1). Staff has provided this map to provide information as to what this area is currently zoned and assist in providing an overview of the area.

Additional information will be provided from Commissioner Lucas.

ATTACHMENTS

- A. Current and Advanced Planning Log
- B. Zoning Map/Land Use Map
- C. Lease Site Maps – Measure D Area
- D. Lease Site Listing – Measure D Area



City of Morro Bay
Public Services/Planning Division
Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	Annually	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates.	20 hours	Annual Updates	Annual Updates	
CEQA Implementation Guidelines	City Council	2006	CEQA guidelines were adopted in xx need to be updated.	120 to 160	TBD	TBD	NA
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg. City Council took action on June 3, 2012 and Approved the amendment. Text Amendment ready to be submitted to California Coastal Commission.	100	4/18/2012	6/4/2012	TBD
Sign Ordinance Update	City Council	2010	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011. Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance.	150 to 250 + consultant hrs	Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area.	TBD	
Wireless Ordinance	City Council	2009	Text amendment. Ready to be submitted to California Coastal Commission				
Updated Zoning Ordinance	CC based on CCC letter	2010	Project on hold pending direction.	1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element Next meeting scheduled for 1/30/12 to discuss Visual Resources. No additional meetings held.	1,800	TBD	TBD	TBD

LEGEND

RESIDENTIAL

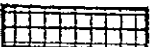
d.u./ac

	LOW DENSITY	0-4
	LOW/MEDIUM DENSITY <i>Moderate</i>	4-7
	MEDIUM DENSITY	7-15
	HIGH DENSITY	15-27

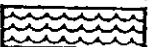
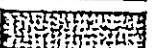
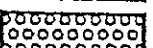
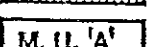
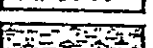
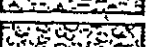
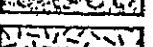
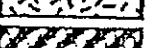
COMMERCIAL

	NEIGHBORHOOD
	DISTRICT
	SERVICE
	VISITOR SERVING
	COMMERCIAL / REC. FISHING

INDUSTRIAL

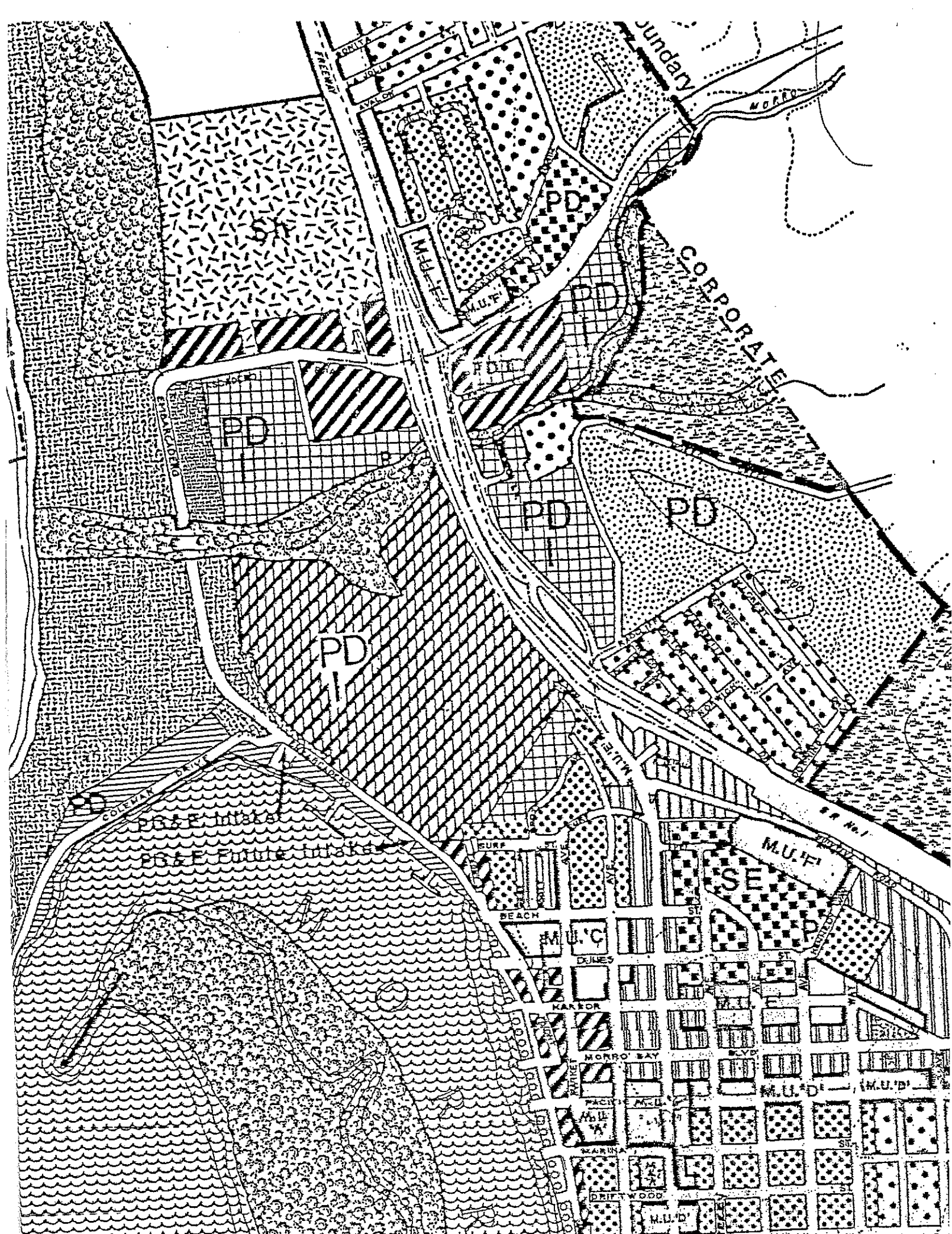
	GENERAL (Light)
	COASTAL DEVELOPMENT

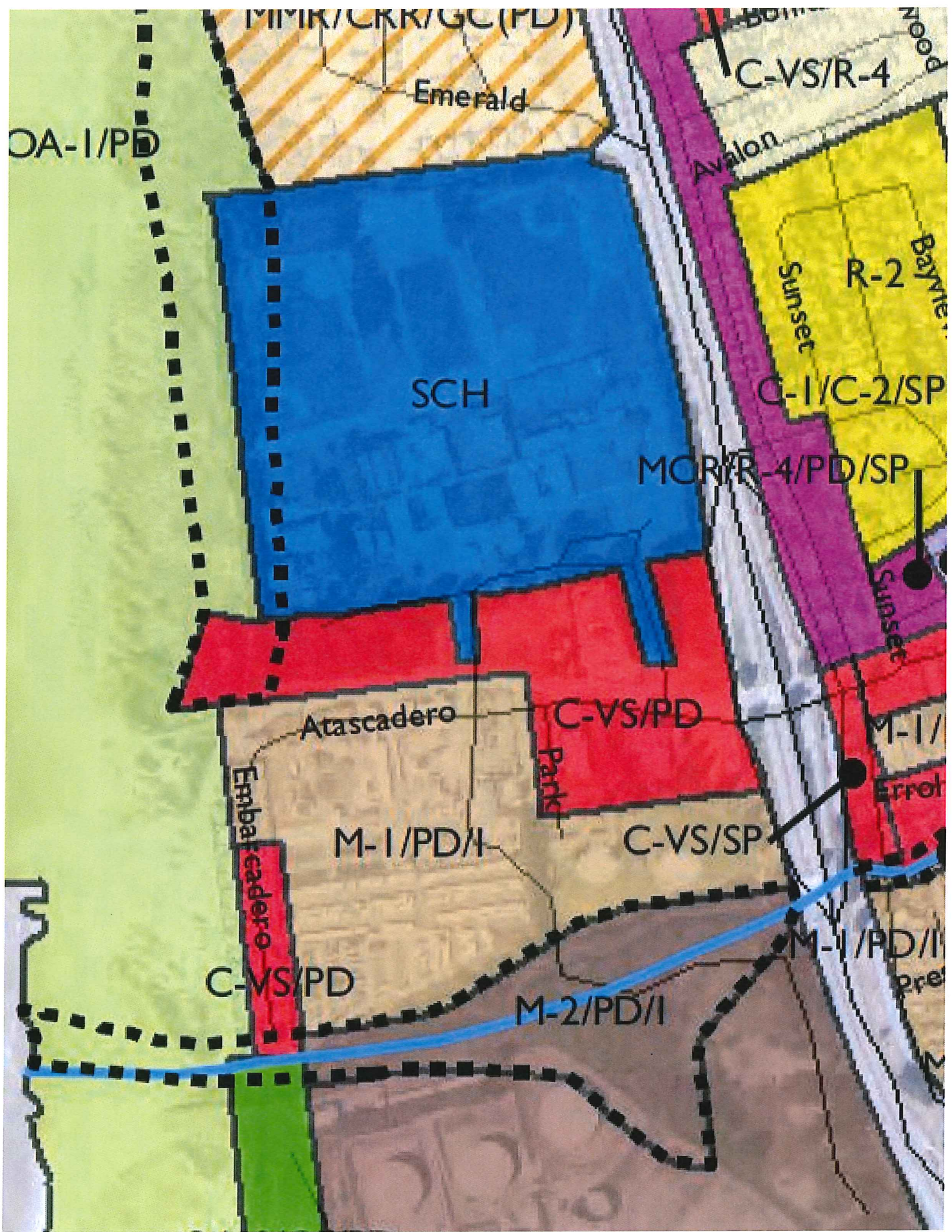
OTHER

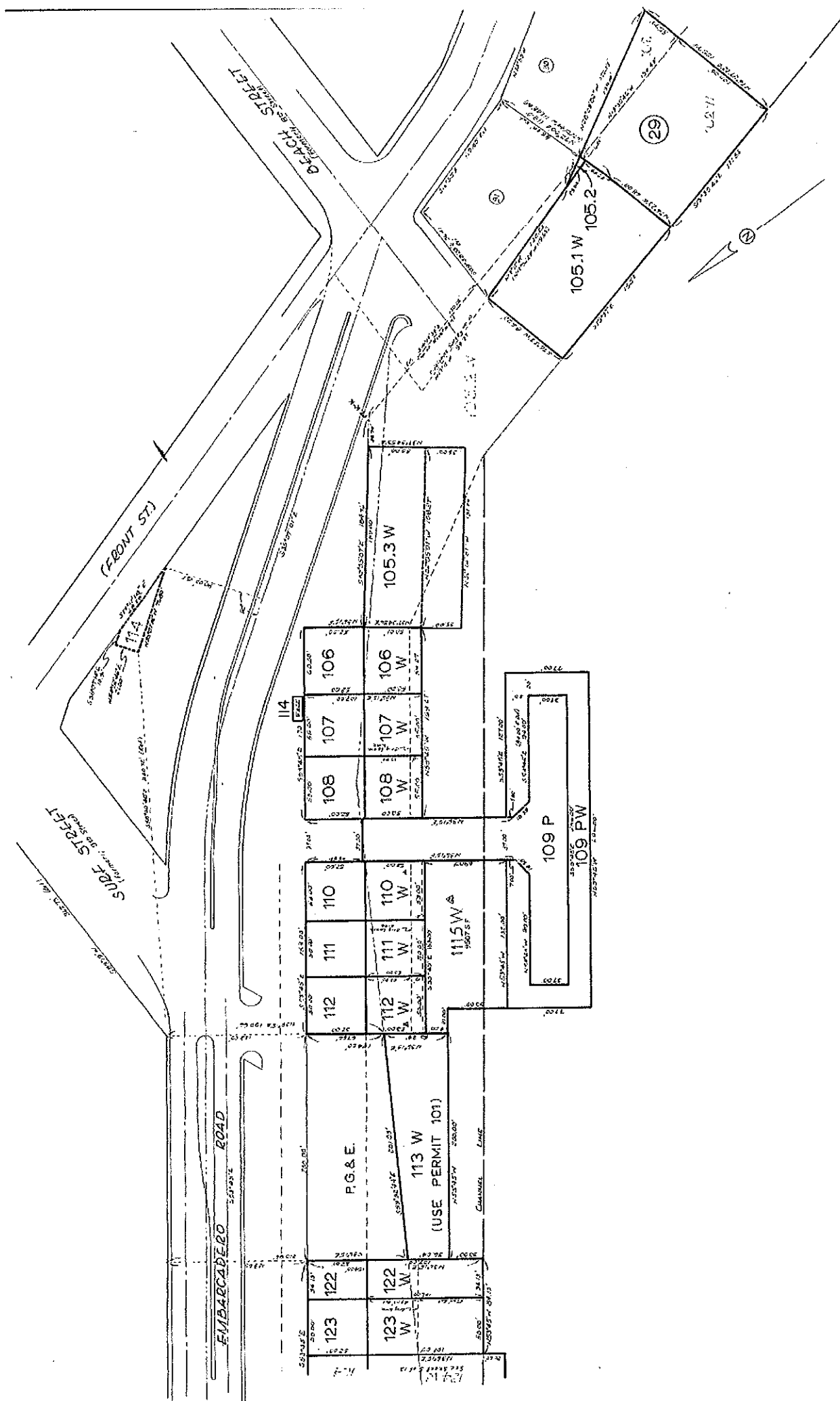
	COM. / REC. FISHING / COM. REC.
	HARBOR / NAVIGATIONAL WAYS
	OPEN SPACE / RECREATION
	MIXED USES (Harbor)
	MIXED USE AREAS (Refer to General Plan Text)
	AGRICULTURE
	ENVIRONMENTALLY SENSITIVE HABITAT
	SCHOOL
	VISITOR SERVING / DISTRICT COMMERCIAL

OVERLAYS

PD	PLANNED DEVELOPMENT
R	RESTRICTED
P	PARK
S	SCHOOL (e) Elementary (h) High School
P/I	PUBLIC / INSTITUTIONAL
I	INTERIM OPEN SPACE







LEASE SITES MAP

CITY OF MORRO BAY, SAN LUIS OBISPO CO., CALIF.
Scale: 1" = 50'

GARING, TAYLOR, & ASSOC., INC.
Atty. General, California
San Luis Obispo, Calif.

REVISIONS	
1	Original Map
2	Added Lot 109P
3	Added Lot 109PW
4	Added Lot 113W
5	Added Lot 114
6	Added Lot 122
7	Added Lot 123
8	Added Lot 105.1W
9	Added Lot 105.2
10	Added Lot 105.3W
11	Added Lot 106
12	Added Lot 107
13	Added Lot 108
14	Added Lot 110
15	Added Lot 111
16	Added Lot 112
17	Added Lot 113W
18	Added Lot 122
19	Added Lot 123

Lease sites within Measure D

	105.3W	no lease sites					
106	106W	land side is parking lot	boat slips				
107	107W	land side is parking lot	water side up for RFP	1155 Embarcadero			
108	108W	land side is parking lot	water side up for RFP	1159 Embarcadero			
109P	109PW	South Pier					
110	110W	land side is parking lot	GAFCO	1185 Embarcadero			
111	111W	land side is parking lot	GAFCO	1185 Embarcadero			
112	112W	land side is parking lot	GAFCO	1185 Embarcadero			
	115W	water only	GAFCO	out of sequence			
		Portion of water and land side is in fee title to the Energy Company	Bob Fowler MMBS (was Virgs)	No address			
122	122W	Leage	Harbor Hut	1205 Embarcadero	water and land		
123	123w	Leage	Harbor hut	1205 Embarcadero	water and land		
			Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land		
124	124W	Bob Fowler	Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land		
			Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land		
125	125W	Bob Fowler	Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land		

126	126W	Bob Fowler	Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land	
127	127W	Bob Fowler	Bob Fowler MMBS (was Virgs)	1215 Embarcadero	water and land	
128	128W	Bob Fowler	Dock Side 3	1215 Embarcadero	water and land	
	129W		Morro Bay Fish company	1231 Embarcadero		
	130W		Morro Bay Fish company	1231 Embarcadero		
	131W		Morro Bay Fish company	1231 Embarcadero		
	132W		Dock Side Too	1235 Embarcadero		
	133W		Dock Side Too	1235 Embarcadero		
134		Tognazzinis	Dock Side	1245 Embarcadero		
135		Tognazzinis	Dock Side	1245 Embarcadero		
136		Tognazzinis	Dock Side	1245 Embarcadero		
137		Crills	Candy	1247 Embarcadero		
138		Out for RFP		1253 Embarcadero	Parking-currently	
139		Out for RFP		1257 Embarcadero	Public Restrooms- currently	

140		Harbor Office		1275 Embarcadero		
141		Coast Guard		1279 Embarcadero		
142	142W	Docks for Harbor				
143	143W	Docks for Harbor				
144	144W	M and M Refrigeration		1287 Embarcadero	land and water	
		Intake building is owned in fee title by the Energy Company				