



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

**Regular Meeting - Tuesday, November 7, 2017
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas
Commissioner – Jesse Barron

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission 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 Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission 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 Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS – NONE

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of September 19, 2017.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 3, 2017.
Staff Recommendation: Approve minutes as submitted.

A-4 Approval of minutes from the Planning Commission meeting of October 17, 2017.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS-NONE

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

C. NEW BUSINESS

C-1 Parking and Striping Plan Improvement Discussion for Possible Recommendation to Council.

Staff Recommendation: Review the staff report, discuss options and provide possible recommendation to Council

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on November 21, 2017 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill’s/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of

the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date November 7, 2017

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Whitaker	1170 Front	10/19/17	UP0-498	Temporary Use Permit for staging and grading on the adjacent parcel to the north (APN 066-034-021)	Under Initial Review. Site Noticed 10/25/2017				jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
2	Driscoll	2599 Koa	10/24/17	CP0-554	Coastal Development Permit for an Accessory Dwelling Unit within the first floor of an existing single family dwelling.	Under Initial Review				rr
3	Silvaggio/Marshall	401 Pico	10/19/17	UP0-499/AD0-125	Minor Use Permit and Parking Exception for the construction of a single-car garage for a SFR, nonconforming due to the absence of a garage. Parking exception for the 2nd space in tandem in the drive	Under Initial Review				jg
4	Kalin	937 Anchor	10/17/17	UP0-497	Conditional Use Permit for an addition to an existing nonconforming SFR	Under Initial Review				jg
5	Mathias Family Trust	2515/2525 Greenwood	10/16/17	CP0-553	Admin Coastal Development Permit for the construction of a new SFR and associated ADU	Under Initial Review				jg

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6	Griffin	550 Fresno	10/12/17	UP0-496/AD0-124	Conditional Use Permit for an addition to an existing nonconforming SFR and parking exception for tandem space in the drive	Under Initial Review				jg
7	Di Benedetto	235 Marina	10/6/17	UP0-495	Conditional Use Permit for demo reconstrct of an SFR in the PD Overlay	Under Initial Review				jg
8	Irons	598 Shasta	10/3/17	S00-129	Lot merger of two adjacent parcels	PW denial, correction letter sent 10/27				jg
9		844 Main	9/26/17	UP0-494	Minor Use Permit for an outdoor bread oven	Under Review. Submittal of supplemental info rcv'd 10/17. Correction Letter sent 10/30 (hard copy given to Jan over the counter 10/30)				jg
10	Kwai	2780 Main	9/15/17	UP0-493	Minor Use permit for reduction in commercial use to limit commercial use to the first floor and expansion of residential use to limit residential use to second floor. No additional square footage is proposed	Under Initial Review. Correction Letter sent 10/17				jg
3	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	Minor modification to UP0-460 for Distasio's restaurant	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review. Additional changes submitted 9/5/17. Waiting on corrections. Waiting on submittal of color for approval				jg
4	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion	Under Initial Review. Correction letter sent. Waiting for resubmittal		PN- Conditionally approved 8/10/2017		jg
5	Gillean	479 Panay	7/6/17	CP0-549	Coastal Development Permit to allow for an existing accessory dwelling unit.	Under Initial Review. Correction Letter sent 7/20/2017. Resubmittal rcv'd 10/26				jg
6	Taverner	335 Piney	6/15/17	CP0-547	Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review. Correction Letter sent 7/11/2017. Resubmittal received 9/28. Performed Site Visit. Waiting on confirmation of the removal of second kitchen area on lower floor		PN- Conditionally approved 7/17/2017		jg
7	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Development Permit and Conditional Use Permit for commercial change in use	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017		PN- Disapproved 7/5/17		wm

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8	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	Coastal Development Permit & Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio & decks.	Under Review. Correction memo sent to applicant 6-19-17.		PN- Conditionally Approved 6/7/17		wm
9	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
10	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk.		PN - Disapproved 5/3/17		wm
11	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement.		PN - Disapproved 5/3/17		wm
12	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune & trim overgrown bushes, and removal of fallen tree.	CDP approved for demo 4/25/17.		PN- Conditionally Approved per memo dated 5/1/17		wm
13	James / Nisbet	310 Mindoro	3/2/17	CP0-533	Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, Parking exception. Action date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
14	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, and Parking Exception. Action Date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
15	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review		PN- Not Approved per memo dated 3/16/17		wm
16	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	Coastal Development Permit for a new 1,694 sq. ft. SFR	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN- Conditionally Approved 5/26/17		wm
17	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	Admin CDP and MUP to build a SFR in an MCR/R-4 zone on a vacant lot. Proposed 2 story, 1694sf living, 546sf garage, & 144sf deck.	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN - Conditionally Approved 5/25/17		wm

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18	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17		PN- Disapproved per Memo dated 8/10/2017		cg
19	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 9-1-17.		PN- Conditionally Approved 5/17/2017		cg
20	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		wm
21	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cg
Planning Commission Continued projects:										
22	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123	Minor use permit and parking exception for the conversion of a 2-car garage to habitable living space and a parking exception to allow for no parking or a one-car carport to satisfy the parking requirement in the R-1/S.2A zoning district	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit.				cg

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23	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain.		PN- Conditionally approved per memo dated 7/26/16		wm
24	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg cj
25	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		wm
26	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
27	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm

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Projects Appealed or Forwarded to City Council:										
28	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. Resubmitted revised plans 6-5-17. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17. Conditionally approved via Favorable Recommendation to City Council for approval. Council reviewed on 10-10-17 and continued project to 11-14-17.		Conditionally approved 6/14/16		cj
29	Baston	561 Embarcadero	UP0-448	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17. Met with Applicant and Agent 9-2017 to discuss project issues related to parking.		PN- Conditionally approved per memo dated 8/3/16		cj
30	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										

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31	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		cg
32	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cg
Final Map Under Review Projects:										
33	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16. Final Map & Public Improvement Plans resubmitted to City on 4/24/17. Correspondence with applicant regarding CC&Rs and affordable housing covenants ongoing. Approved rough grading permit. Addendum to grading permit forthcoming to minimize amount of cut.		JW/PN - Disapproved final map and public improvements 8/16/2017		cg
34	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17. Corrections sent 4-7-17. Resubmittal received 6-16-17 and 9-5-17.		JW/PN - Disapproved final map and public improvements 8/1/2017		cg
35	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16. Grading permit issued. Reviewed revised CC&R's and sent comments back to Applicant on 7-10. Met with Applicant 9-8-17 to address Final Map outstanding items. Tentative Council consent calendar item is 10/24/17		JW/PN - Approved public improvements 3/28/2017		cg

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
36	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16. Biologist submitted revised creekside restoration plan on 6/8/17 for City review. Sent comments back to Biologist on 6-29-17	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects requiring coordination with another jurisdiction:										
37	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
38	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
41	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2018.				
39	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
40	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		yg
Grants										
41	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
42	City of Morro Bay	City-wide				Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
43	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
1	LaPlante	3093	Beachcomber	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Sent memo correction 6-15-17. Disapproved by cj on 10-16-17.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17		
2	MMbs Llc	1215	Embarcadero	12/9/16	B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ.	Plans sent to Ca, Code Check 1-5-17.	PN- Disapproved per memo dated 1/18/17		
3	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st & 2nd floor addition (1444 sq. ft.), new 310 sf deck above	Disapproved by jg on 9-8-17.	Disapproved by cdl on 9-18-17.	Disapproved by jb on 9-15-17.		
4	Wise	2774	Indigo Circle	10/4/17	B-31719	New shower pan, relocate, install can lighting in bathroom remove soffits raise lighting					
5	Spencer	2445	Ironwood	7/21/17	B-31594	151sf single story addition at rear of SFR, new second bath, new 78 sf deck at rear of SFR	Approved by rr on 8-1-17.	Approved by cdl on 8-29-17	Approved by pn on 9-6-17		
6	Linkwiller/Balch	535	Kern Ave	5/10/17	B-31504	118sq.ft. 1st. Floor addition new bathroom & porch 102 sq. ft. second floor addition new observation room decrease size of existing bathroom & deck.	Disapproved by rr on 8-22-17.	Disapproved by cdl on 8-8-17	Disapproved by pn on 8-22-17.		
7	Grover	484	Kings	8/31/17	B-31650	Single Family Addition	Approved by jg on 9-6-17.	Disapproved by cdl on 9-7-17.	Disapproved by jb on 9-14-17.		
8	Wright	520	LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage	Disapproved by rr on 7-26-17.	Disapproved by cdl on 8/11/17.			
9	Najarian	321	Luzon	6/9/17	B-31543	New SFR 2-story 1694 sq. ft, living 546 sq ft.garage 144 sq. ft. deck	Approved by wm on 9-18-17.	Disapproved by cdl on 7-5-17.Approved by cdl 9-14-17	PN- Not Approved 7/26/17		
10	Olcott	285	Marina	10/27/17		ADA Renovation; parking lot					
11	Gotchal	315	Marina	10/27/17	B-31753	Remodel SFR, change floor plan, add 2 single car garages in building next door.					
12	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review		Approved by jb on 10-23-17.		
13	Sonic	1840	Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking					

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
14	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building Permit applications for 23 new town homes in 6 detached building clusters to include 15 one- bedroom units and 8 three bedroom units. 23 separate applications.	Disapproved. Corrections sent 8-3-16. cj.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
15	Lau	2780 Main	9/15/17	B-31680	Remodel existing resteraunt/ apartment. Reduce size of restaurant by 500 sf and add that to the Apartment.	Disapproved by jg 10-18-17.	Disapproved by cdl on 9-22-17	Disapproved by jb on 9-22-17.		
16	Bradley/Edwards	310 Mindoro	7/19/17	B-31592	SFNew 1486 ft. of living, 446 sq. ft. of decking	Approved by wm on 10-9-17.	Disapproved by cdl on 10-31-17.	Disapproved by jb on 10-3-17.		
17	Najarian	320 Mindoro	6/9/17	B-31544	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck	Approved by wm on 9-18-17.	Approved bycdl on 9-18-17.	PN- Not Approved 7/26/17		
18	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stucco over exterior	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
19	Swindle	590 Morro	9/25/17	B-31690	Remove and relocate panel antennas to roof top cell site.	Disapproved by wm on 10-18-17.	Approved by cdl on 10-26-17.	Approved by jb on 10-17-17.		
20	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
21	Wilhelm	2265 Nutmeg	10/20/17	B-31741	Relace existing 209 sf deck (adding 26 sf) totalling 235 sf decking.	Approved by rr on 10-23-17		Disapproved by jb on 10-24-17		
22	Densley	680 Quintana	9/15/17	B-31675	Tennant Improvement. Anytime Fitness	Disapproved 10-6-17. JG	Approved by cdl on 9-19-17.	Approved 9-15-17. JB.		
23	Henderson	1000 Quintana	9/25/17	B-31689	Remove and relocate panel antennas to roof top cell site.	Conditional Approval by rr on 10-11-17	Approved by cdl on 9-27-17	Approved by jb on 9-26-17.		
24	Giannini	750 Radcliff	9/15/17	B-31681	Remove & Replace antenna on tower,	Disapproved 9-18-17. JG	Approved by cdl on 9-19- 17. PZ	Disapproved 9-15-17. JB		
25	Brisson	341 Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.			
26	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		
27	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Conditional Approval cj (until map is recorded per scot) on 8-17-17	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		
28	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Conditional Approval cj (until map is recorded per scot) on 8-17-17	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		
29	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage.Remains in plan check Status.	Conditional Approval cj (until map is recorded per scot) on 8-17-17	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		
30	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Conditional Approval cj (until map is recorded per scot) on 8-17-17	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		
31	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Conditional Approval cj (until map is recorded per scot) on 8-17-17	Approved by cdl on 8-14-17.	PN- Approved 7/14/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
32	Sotelo	2101 Sunset	10/3/17	B-31698	Proposed detached accessory building 625 sq. ft.	Disapproved by jg on 10-16-17.	Disapproved by cdl on 10/4/17.	Disapproved by jb on 10-05-17.		
Planning Projects & Permits with Final Action:										
1	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending. Resubmittal received. Correction Letter Sent 11/7/2016. Resubmittal received 1/17/17. PC on March 7, 2017. Continued to a date uncertain. Resubmittal Received 6/2/2017. Emailed correction comments 6/26. Resubmittal rcv'd 9/7/17. Scheduled for 10/17/17 PC hearing				jg
2	Richey	2871 Juniper	8/29/17	CP0-551	Admin Coastal Development Permit for Accessory Dwelling Unit constructed under existing space	Under Review. Project noticed 9/21. Applicant is proposing change in project scope as of 9/25. Original design moving forward. Permit issued 10/30				jg

Graham responded the permits have been coming in steadily and noted most of the permits are single family additions and remodels. Graham stated he saw more applications come in the last 18 months.

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Vice-Chairperson Lucas moved to approve Consent Calendar A-1. Vice-Commissioner Sadowski seconded and the motion passed (4-0).

Chairperson Luhr asked staff if they were archiving existing plans and permits.

Graham responded staff currently archiving both plans and permits.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others. - NONE

C. NEW BUSINESS

C-1 Project: Plan Morro Bay: Zoning Code Update: Draft Administration & Permits

Review of draft Zoning Code Update Module 1: Administration and Permits prepared as part of the Plan Morro Bay: General Plan/ Local Coastal Program Update project. The Zoning Code Administration and Permits draft is a part of the overall Zoning Code update (Morro Bay Municipal Code Title 17). Public draft document also available online at <http://www.morro-bay.ca.us/945/Project-Documents> with copies also available upon request.

Staff Recommendation: Review draft document and provide comments to staff
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
https://youtu.be/Jeu-cXYs_eg?t=12m40s

Graham updated the Commissioners on the Zoning Code Updates.

Miller presented her report.

The Commissioners presented their questions to staff.

Discussion between Commissioners and staff regarding the different chapters of the Zoning Code Administration and Permits draft.

Chairperson Luhr opened the Public Comment period.

C-2 Measure D and Working Waterfront Discussion. Planning Commission to discuss and provide input on decision points for consideration by the Harbor Advisory Board and Planning Commission subcommittee's.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
https://youtu.be/Jeu-cXYs_eg?t=3h33m40s

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 19, 2017

Graham updated the Committee on the Measure D and Working Waterfront
Discussion progress with the new sub committee
Discussion between the Commissioners and staff.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE
https://youtu.be/Jeu-cXYs_eg?t=4h18m6s

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
https://youtu.be/Jeu-cXYs_eg?t=4h18m14s

Graham announced there is an opening for the Planning Commission, and will be closing on Friday.

Graham also announced on Tuesday, September 26th, there will be a City Council appointment of Joe Ingraffia to the GPAC Committee.

G. ADJOURNMENT

The meeting adjourned at 10:20 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 19, 2017, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: UP0-491 and AD0-123

Site Location: 299 Sienna, Morro Bay, CA

Project Description: Request for Minor Use Permit and Parking Exception approval for the conversion of the existing 2-car garage into a bathroom, laundry, and playroom. The Parking Exception request includes four options: 1.) Two parking spaces to be located in the driveway, 2.) One space in a one-car carport and the second space in tandem with the carport, 3.) A one-car carport and the second space in front of the proposed former garage, or 4.) One-car garage located adjacent to the existing garage and one space in tandem. The proposed project is located within the R-1/S.2A zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Deny the project proposals

Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/hoFfKDnkFCY?t=4m>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=17m29s>

Chris Parker, architect, explained the project started as a kitchen remodel. Parker mentioned the petition that went around the neighborhood in favor of the project.

Chris Erlendson, applicant, stated he met with the California Department of Housing & Community Development. Erlendson was provided with information on Accessory Dwelling Units. Erlendson stated the City of Morro Bay has not updated their ordinance in conformance with the State. Erlendson would like to amend the application to the garage conversion as an accessory dwelling unit. Erlendson showed the Commission a few reasons why it was the request and recommendation of the State.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=26m40s>

The Commissioners presented their questions to the applicant and architect.

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=47m7s>

The Commission came to a consensus of denying the application. The Commission presented options to see how the applicant would like to move forward.

Erlendson requested to continue to a set date and would work with staff moving forward.

Graham suggested to continue to a date uncertain due to items agendized for the next couple of months, canceling of meetings and the upcoming holidays. Graham noted staff would work with the applicant if they were ready to go and would bring it back to the Commission as soon as possible.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=49m22s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved for a continuance of the discussion for project 299 Sienna Street, regarding the parking exception to a date uncertain. Vice-President Lucas seconded and the motion passed unanimously (3-1) with Commissioner Ingraffia voting no.

<https://youtu.be/hoFfKDnkFCY?t=54m45s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/hoFfKDnkFCY?t=57m14s>

Commissioner Ingraffia doesn't think cars parked on the street add to the attractiveness to the neighborhood. Ingraffia noted the ordinance was agreed on many years ago.

Commissioner Sadowski commented on his role with the Water Reclamation Facility Citizen Advisory Committee (WRFCAC). Sadowski spoke about the proposed lift station and collection system projects. He feels there was a disservice to the public by not having a food dialogue on options given on the Wastewater Treatment Plant (WWTP) project.

Vice-Chairperson Lucas responded he feels the opposite of Sadowski and is happy the project is moving forward. His concern is how to equitably pay for the project.

Chairperson Luhr commented on the many unpermitted projects in the city and noted how dangerous they are. Luhr stated the projects are being done by people who do not respect or follow the rules. He believes there should be consequences for people who do not follow the rules.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/hoFfKDnkFCY?t=1h8m37s>

Graham announced that Commissioner Ingraffia was appointed by the City Council to the GPAC Committee as recommended by the Planning Commission.

Graham also updated the Commission on the recruitment for the vacant Planning Commission chair. Graham stated there were three applicants and City Council will start interviewing them at the end of October or in November.

G. ADJOURNMENT

The meeting adjourned at 7:10 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 17, 2017, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

MOTION: Vice-Chairperson Lucas moved to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed (3-0).

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: UP0-282 and CP0-323

Site Location: 530 Morro Avenue, Morro Bay, CA

Project Description: Project continued from the March 7, 2017 Planning Commission hearing with direction to Applicant to address architectural articulation on the rear, western facing elevation. The project is a request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,444 sq. ft. single-family residence with a 548 sq. ft. secondary dwelling unit, 888 sq. ft. of garage space, 787 sq. ft. of storage, and 1,206 sq. ft. of decking located within the R-2/PD/S.4 zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/KIKD3ID1wck?t=12m34s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/KIKD3ID1wck?t=17m28s>

Chris Parker, architect, stated he would be available to answer any questions.

Winholtz commented the home was huge and thinks it's beautiful and likes the articulation. Winholtz stated Dr. Tefft commented the building would fit in with the other buildings in the area, but noted the other buildings are offices and condos. Winholtz is hoping this will not be a trend in this area.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/KIKD3ID1wck?t=20m22s>

Commissioners comments.

MOTION: Vice-Chairperson Lucas moved to approve CP0-323, UP0-282. Commissioner Sadowski seconded and the motion passed unanimously (3-0).

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 Project: Draft Sign Ordinance

Review of the revised Draft Sign Ordinance which has been an on-going effort since 2010 to update the City of Morro Bay's Sign Ordinance. The Ordinance regulates sign types, sizes, locations, and other aspects related to signs that can affect Morro Bay's aesthetics. Proposed changes include sign districts, master sign programs, sign bonuses, and regulations for nonconforming signs. It builds on input provided from Planning Commission and City Council meetings, public outreach conducted in 2011, 2013, and 2017, and new legal cases for how cities can regulate signage.

Staff Recommendation: Review the revised Draft Sign Ordinance and provide feedback.

Staff Contact: Ryan Russell, Planning Intern, (805) 225-2619
<https://youtu.be/KlKD3lD1wck?t=26m59s>

Russell presented the staff report.

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.
<https://youtu.be/KlKD3lD1wck?t=47m42s>

The Commissioners presented their questions to staff.

Commissioners and staff review the Draft Sign Ordinance.

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/KlKD3lD1wck?t=2h12m49s>

Commissioner Sadowski spoke about his role as a Planning Commissioner and as a citizen.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/KlKD3lD1wck?t=2h14m44s>

Graham asked the Commissioners about their schedules for the November 21st meeting since it was close to the Thanksgiving holiday.

Graham let the Commission know the new Planning Commissioner will be starting on the November 7th meeting.

G. ADJOURNMENT

The meeting adjourned at 8:18 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 7, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 17, 2017

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: November 7, 2017

Staff Report

TO: City of Morro Bay Planning Commission **DATE:** 10/31/17

FROM: Scot Graham, Community Development Director

SUBJECT: Parking and Striping Plan Improvement Discussion for Possible Recommendation to City Council

RECOMMENDATION

1. Review the staff report and related materials, discuss and provide recommendation to City Council

DISCUSSION/BACKGROUND

On January 26, 2016, staff brought forward to City Council a review of the striping portion of the 2007 Parking Management Plan for possible implementation. The Council discussed the item and provided the following direction:

Councilmember Headding moved the Council direct staff to research and return to Council with options for improving overall parking and business atmosphere in the Downtown and on the Embarcadero including the following: consider implementation of angled parking based on the Parking Management Plan (PMP) for four areas/streets, consider implementation of commercial loading zones for the Embarcadero as identified in the PMP and direct modification to MBMC 10.48.020, research paid parking opportunities and bring back options for discussion, and include review by all the appropriate boards and/or committees. The motion was seconded by Councilmember Johnson.

Based on the direction provided by Council, staff is bringing this item forward to the Planning Commission for discussion.

2007 Parking Management Plan

The City Council, on October 8, 2007, approved the Final Parking Management Plan for the City of Morro Bay, through adoption of Resolution No. 48-07. The PMP can be found on the City website in the Document Center, under Community Development-Planning Division-Other Plans and Studies-Parking Management Plan at the following link:

Prepared By: SG Dept Review: SG

<http://www.morro-bay.ca.us/DocumentCenterii.asp>. The PMP has gone mostly untouched since adoption, with the exception of the directional signage program noted in Appendix E of the PMP. Directional/wayfinding signage will also be addressed as part of the implementation process for Downtown/Waterfront Strategic Plan.

Recent parking improvements in the city include the addition of approximately 200 parking spaces through acquisition of the dirt parking lot from Dynegy, typically referred to as the "Triangle Lot" and acquisition of the 40-space parking lot at the corner of Market Street and Pacific. Both parking lots have been signed and are open for public use.

The City has recently restriped many of the curbside parallel parking spaces with "Parking t's" in the downtown to better delineate the extent of individual parking spaces. The City has also added perpendicular parking on the west side of Market Street, between Beach and Surf Streets.

July 19, 2016

The Planning Commission reviewed portions of the 2007 Parking Management Plan including the following areas (See PC July 19, 2016 Staff Report provided as Attachment 1 and meeting minutes provided as Attachment 2):

1. Restriping some of the parking areas in the downtown to achieve a greater yield
2. Addition of commercial loading zones in the Embarcadero area
3. Researching paid parking opportunities in the downtown and on the Embarcadero
4. Review and possible amendment of current parking policies (zoning) to help improve and encourage new and existing businesses to invest in the City.

The Planning Commission recommendation from the meeting was as follows:

1. Do not pursue angled restriping of Morro Bay Blvd., Main Street, Monterey and Market. PC noted that the additional parking was not likely necessary. Delivery loading and unloading was noted as a concern as was bicycle/vehicle conflicts.
2. The PC recommended the City address commercial loading and unloading, especially on the Embarcadero. The Council, in January of 2017, adopted the Embarcadero sidewalk widening concept plan that includes dedicated parking for delivery trucks. The plan can be found in the document center under Community Development/Planning Division/Embarcadero & Centennial Stair:
<http://www.morrobayca.gov/DocumentCenterii.asp>
3. The PC favored enforcement of timed parking limits and possible implementation of paid parking in certain areas. One of the adopted City goals for FY 17/18 is to study parking improvement options.

Other PC concerns:

- Dislike for angled back in parking
- What would actual parking space yield be for the proposed striping changes
- How will bike lane work with angled parking
- Implementing angled on all four streets would likely create a lot of disruption

- Possible pursue demonstration angled parking project

February 15, 2017

The Public Works Advisory Board (PWAB) had a similar discussion, on possible parking implementation strategies, to that of the Planning Commission reviewed item on July 19, 2016 (See PWAB, meeting minutes provided in Attachment 3). The recommendation from PWAB was to pursue angled parking (front pull in & center lane), enforcement of timed parking and to look further into paid parking.

PWAB Concerns:

- Design of angled parking (back in -v- forward in)
- Use of Sharrows -v- dedicated bike lane
- Paid Parking: is it sustainable - cost of new staff to enforce - where do employees park

DISCUSSION

Staff was scheduled to take this item back before Council for discussion on June 27, 2017. The decision was made to pull the item from the agenda because staff found that implementation of angled parking, on the four proposed streets, would only yield an additional seventeen spaces. The addition of seventeen spaces did not seem sufficient to justify the striping project.

Staff has researched striping options that would increase the yield of new spaces beyond seventeen. As part of the additional review staff looked at adding angled parking to Morro Bay Boulevard between Napa and Morro, adding angled parking on Main between Harbor and MB Blvd. and on Market between Harbor and Pacific. Adding angled parking to these areas would yield approximately 45 parking spaces. See Proposed Restriping plan provided below.



Note: angled parking was not proposed on MB Blvd. between Morro and Market because the yield was only 1 to 2 spaces.

The Planning Commission previously noted concern with how bicycle traffic would be impacted by the implementation of angled parking. Morro Bay Blvd. does not contain designated bike lanes, although Sharrows could be added to the travel lanes (See Sharrow example below). Designated bike lanes can be found on both Pacific and Harbor Streets, which are streets paralleling Morro Bay Blvd.



The Planning Commission should provide input on the proposed restriping plan and whether sharrows adequately address previous PC concerns related to angled parking and possible negative impacts to cyclists.

Paid & Timed Parking

Paid parking is discussed on page 64 of the PMP and the conclusion is somewhat mixed. The PMP does note “charging for parking in selected locations is a technique used to discourage parking by certain users, such as employees”. There are other studies that clearly indicate that paid parking can improve parking space turnover, and thus lead to an increase in business. The PMP does indicate that Morro Bay, at the time of plan adoption of the PMP, did not have a high demand for parking, leading to a conclusion that paid parking may not be needed. Staff, in reviewing the PMP, and considering many of our businesses do believe we need to improve parking availability in high-business areas, recommends that further consideration be given this idea. Conceptually, the idea is to look at parking holistically by identifying areas where increased parking space turnover is desired and by identifying areas where it is acceptable to park for longer periods of time. Having low cost or free parking lots and/or on street parking around the perimeter of the Downtown and Embarcadero and higher cost parking areas in the immediate vicinity of the core commercial areas would push longer term parking outside the core commercial areas where turnover is desired.

The Planning Commission, as part of their July 2016 parking review, did suggest implementation of a timed parking program within the downtown and along the Embarcadero. Staff surveyed both areas and identified locations where timed parking is signed, whether the area includes a 2 or 3-hour limitation, in addition to locating all green curbed parking areas. Staff also evaluated each existing sign from a quality standpoint. See Maps below.



Embarcadero

Napa Ave

Morro Bay Blvd

Main St

Parking Time Limits

Hours	2	3
		

Enforcement of timed parking would require additional staffing resources to monitor parking in these areas. Currently the City employs two part time code enforcement officers who typically work Monday thru Friday. Enforcement of timed parking would need to take place seven days a week to be effective. Given the City's limited resources, it is likely the only way to implement a timed enforcement program would be if a portion of the timed parking areas also required payment (Paid Parking).

The Planning Commission should provide input and recommendation related to enforcement of timed parking and the concept of incorporating some paid parking to offset the staffing cost of such a program.

Grandfathered Parking and Parking In Lieu

As the Planning Commission is likely aware, the Council, on June 28, 2016, adopted Resolution 54-16 acknowledging historic parking credits on the Embarcadero, dramatically lowering parking In-lieu fees and directing development of a comprehensive parking solution for the downtown. The specific direction provided by Resolution 54-16 is provided below.

1. Use of historic parking credits along the Embarcadero is an acceptable practice for evaluation of parking requirements found Chapter 17.44 of the City of Morro Bay Municipal Code.
2. The Parking In-Lieu fee program, established by Resolution No. 37-05, shall be suspended, from the date of adoption of this Resolution, for a period of no more than 24 months, as an economic incentive for new or redevelopment/expansion of commercial properties within the City.
3. The parking in-lieu fee program, for the following 24 months, shall include the following parameters:
 - a. Parking in-lieu fees are waived for the first four (4) required parking spaces
 - b. In-Lieu fees in the amount of \$500.00 shall be paid for any additional in-lieu parking spaces required beyond the initial 4.
 - c. Community Development Department staff shall have the ability to administer the in-lieu fee program for all administrative approvals involving seven (7) or fewer in-lieu spaces.
 - d. Projects involving a need for eight (8) to fifteen (15) in-lieu spaces shall require Planning Commission review.
 - e. Projects requesting in-lieu parking spaces totaling sixteen (16) or greater shall require approval by the City Council.

The City Council may reduce or increase that period by adoption of another resolution.

4. Staff is directed to develop a comprehensive parking solution for the downtown and waterfront/Embarcadero areas of the City as part of the General Plan/Local Coastal Program update process, including recommending actions needed to rescind or revise this Resolution and Resolution No. 37-05, as needed.

Resolution 54-16 is effective for up to 24 months and it is therefore imperative that staff gain input from the Planning Commission on desired parking requirements for the long term.

The Planning Commission should provide input on whether the parking in lieu fee program should be continued, where it should apply and how much should be charged.

CONCLUSION

Staff recommends the Commission review the staff report, attachments, and the presentation by staff and provide input for next steps including a possible recommendation to Council.

ATTACHMENTS

1. July 19, 2016 Planning Commission Staff Report
2. July 19, 2017 PC minutes
3. February 15, 2017 PWAB minutes

C-1 Attachment A

AGENDA ITEM: A-2

DATE: AUGUST 16, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Director
	Rob Livick	Public Works Director

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/1HhUhOf4mVg?t=1m55s>

Commissioner Sadowski wanted to acknowledge the Wastewater staff for the work they do.

PUBLIC COMMENT PERIOD
<https://youtu.be/1HhUhOf4mVg?t=2m38s>

Ken Vesterfelt, Morro Bay resident, announced the Morro Bay Police Department National Night out BB-Q at the Cloisters Park, August 2nd, 5-7 p.m.

Vesterfelt also announced the City is looking for a proposal from the Sheriff's Department regarding coverage for the city. Vesterfelt noted this will be on the agenda for the City Council meeting on August 9th, 6 p.m. The discussion will be on saving the level of service the Police Department already has in Morro Bay.

Erica Crawford, Morro Bay Chamber of Commerce, thanked the Planning Commission for their time in having the discussion on Parking Lieu fee at a previous meeting. Crawford noted the fees would help bring economic stimulant, business expansion and opportunities for local business.

Chairperson Tefft closed the Public Comment period.

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/1HhUhOf4mVg?t=5m35s>

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

C-1 Attachment A

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016

- A-2** Approval of minutes from the Planning Commission meeting of May 17, 2016.
Staff Recommendation: Approve minutes as submitted.

Commissioner Sadowski stated he would like to have his reference noted on the sewer capacity on the May 17th minutes for Item B-1, 1840 Main St.

Vice-Chairperson Luhr wanted staff to clarify status on the couple of mobile homes which are currently being installed. Luhr asked staff if mobile homes were allowed and noted there are citizens who are concerned with property value going down.

Graham responded the mobile home on Orton St. is moving forward with the installment. Graham noted the garage is not a modular or manufactured and will be built separately. The mobile home on Greenwood Ave. has been deferred because they're still putting the garage portion together.

Graham stated mobile homes are allowed by code and staff is moving forward to push for permanent foundations be required for them.

Discussion between staff and the Planning Commission regarding building requirements a concerns from citizens about placing them in the neighborhood.

MOTION: Commissioner Sadowski moved to approve Consent Calendar with amendment to the May 17th minutes. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/1HhUhOf4mVg?t=14m34s>

B. PUBLIC HEARINGS

B-1 Case No.: E00-000-106

Site Location: 110 Orcas Street

Project Description: Request for abandonment of a portion of the sewer easement and relocation of sewer easement at northeast portion of property at 110 Orcas, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Travis Robson, 110 Orcas Street Applicant/Owner)

CEQA Determination: Categorically Exempt

Staff Recommendation: Staff requests a continuance of this item to a date uncertain.

Staff Contact: Pamela Newman, Engineering Technician III, (805) 772-6215

<https://youtu.be/1HhUhOf4mVg?t=15m1s>

Staff is requesting a continuance on this item.

Graham stated the abandonment is being processed together with another permit which includes improvements to the property and installation of a culvert to the drainage. The culvert raised concerns with the neighbors, so staff advised the applicant to contact their neighbors. Graham wanted to be sure both projects moved forward together and noted the applicant agreed to the continuance.

C-1 Attachment A

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/1HhUhOf4mVg?t=17m1s>

Daniel Pompa, Morro Bay resident, stated he and his neighbors are concerned if any changes are made to the creek it would cause a back-up or flood to the neighborhood. Pompa would like the Planning Commission to review this before making a decision.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/1HhUhOf4mVg?t=19m14s>

Commissioner Sadowski asked staff if Fish and Game or Fish & Wildlife would be involved when they start modifying the creek.

Graham stated the creek is not identified as ESH in our LCP.

Commissioner Lucas stated the codes states you can't increase hydrologic risks on a neighbor with alterations.

Graham stated the drainage is not the development and recommends the Planning Commission refrain from talking about it. Graham noted when staff has to deal with issues like this it would have to go through the FEMA process which would determine what would happen.

MOTION: Vice-Chairperson Luhr moved to continue Item B-1 to a date uncertain. Commissioner Lucas seconded and the motion passed unanimously (5-0).
<https://youtu.be/1HhUhOf4mVg?t=21m19s>

B-2 Case No.: E00-000-107

Site Location: 219 Marina Street

Project Description: Request for abandonment of a portion of the sewer easement on existing back northeast portion of property at 219 Marina, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (C.P. Parker, 219 Marina, Applicant).

CEQA Determination: Categorically Exempt

Staff Recommendation: Adopt Planning Commission Resolution Number 17-16, finding that the right-of-way abandonment is consistent with the General Plan and recommend that the City Council adopt a resolution of intention of the abandonment with findings and conditions.

Staff Contact: Pamela Newman, Engineering Technician III, (805) 772-6215
<https://youtu.be/1HhUhOf4mVg?t=21m55s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/1HhUhOf4mVg?t=32m44s>

Chris Parker, architect, stated the depth was 2-3 feet. Parker noted they were able to find a map from 1928 but contained little information.

C-1 Attachment A

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016

Vicky Ryal, Morro Bay resident, stated there used to be an alley, that's why the sewer was placed there in the first place. Ryal asked staff what was the location of the sewer line.

Livick responded the sewer line was located on the south side of the condo.

Betty Winholtz, Morro Bay resident, recommended staff use diagrams when speaking to the public about location sites and lots. Winholtz wanted the Commission to know the report states the abandonment has to be for the benefit of the City and not the developer. Winholtz would like to know what findings the Planning Commission was going to make for this.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/1HhUhOf4mVg?t=37m18s>

Discussion between the Planning Commission and staff.

The Planning Commission presented the following conditions:

1. City to be able to have access to property.
2. Improvements to be limited to flat work or ground cover, as specified by Public Works Director.
3. Sewer line to be 6 feet or less in depth.
4. If area is fenced, there should be access for allowable entry.

MOTION: Commissioner Luhr moved to approve Item B-2, E00-000-107 with approved conditions. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/1HhUhOf4mVg?t=53m31s>

C. NEW BUSINESS

<https://youtu.be/1HhUhOf4mVg?t=56m16s>

C-1 Parking Management Striping Plan Implementation

Staff Recommendation: Review, discuss, and provide direction to staff

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/1HhUhOf4mVg?t=1h19m45s>

Roger Ewing, Morro Bay resident, stated parking is a problem in Morro Bay and is much needed, but should be backed by common sense. Ewing stated the angled parking shown in the staff's presentation wouldn't make sense on Morro Bay Blvd. Ewing also stated other concerns he had with this type of parking.

Betty Winholtz, Morro Bay resident, stated angled parking was placed on Monterey St. in the 1990's or early 2000's. Because of the angled parking, the street was made into a one-way street. Winholtz stated people were uncomfortable with it so it was taken out. If it were brought back to Monterey then it would have to be left as a two-way street. Winholtz, did not think it would be a good idea to implement the angled parking on Morro Bay Blvd. and Main St. Winholtz also noted there shouldn't be backed in parking due to the elderly residents in Morro Bay.

C-1 Attachment A

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016

Erica Crawford, Chamber of Commerce, stated her list of questions and concerns regarding the parking implementation.

1. What is the actual gain of parking spaces?
2. Commercial loading
3. How would it work for delivery trucks?
4. Employee parking lots; should be provided if they are unable to park in front of business.
5. How could we make paid parking positive for the business climate of Morro Bay?

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/1HhUhOf4mVg?t=1h26m53s>

Discussion between the Planning Commissioners

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/1HhUhOf4mVg?t=2h4m53s>

Commissioner Sadowski received a letter regarding Measure D. He asked staff if this should be agendaized for discussion.

Commissioner Lucas feels Measure D fits in with the Embarcadero design.

Commissioner Ingraffia stated he would also like to have a conversation regarding Measure D.

Chairperson Tefft stated there has been some interpretation in the past.

Graham will place the item on the agenda in the next couple of months.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/1HhUhOf4mVg?t=2h9m22s>

Graham announced the General Plan Advisory meeting will be this Thursday. Graham also stated the baseline assessment for the Gen Plan is on the City website under “Plan Morro Bay”.

Graham also announced there will be a joint meeting with the City Council on August 9th at 4 p.m.

G. ADJOURNMENT

The meeting adjourned at 8:11 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on August 2, 2016, at 6:00 p.m.

C-1 Attachment A

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 19, 2016

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary

C-1 Attachment B

MINUTES - PUBLIC WORKS ADVISORY BOARD (PWAB)
REGULAR MEETING – FEBRUARY 15, 2017
VETERAN'S MEMORIAL HALL – 5:30P.M.

AGENDA ITEM: <u>A-1</u>
DATE: <u>March 15, 2017</u>
ACTION: <u>APPROVED</u>

PRESENT:	Ric Deschler Janith Goldman Chris Parker Stewart Skiff John Erwin	Board Member Board Member Board Member Board Member Board Member
ABSENT:	Steve Shively	Vice-Chair
STAFF:	Rob Livick Scot Graham Gina Gregory	Public Works Director Community Development Manager Office Assistant

ESTABLISH QUORUM, CALL TO ORDER AND MOMENT OF SILENCE

The meeting was called to order at 5:33 p.m.

MOTION: Chris Parker made a motion that Ric Deschler be acting chair. Stewart Skiff seconded it and carried unanimously 5-0.

A quorum was present and there was a moment of silence.

ANNOUNCEMENTS

<https://youtu.be/nzAlMckNRjC?t=1m28s>

Chris Parker announced that Highway 41 was opened and asked if the staff had any other information to be added.

Rob Livick stated Highway 41 opened Friday afternoon with a full opening for the weekend. He noted they are working during the week with one lane closure in both directions that may cause some delays. Working closures will happen over the next couple of weeks.

PRESENTATIONS – None

ELECTION OF OFFICERS

<https://youtu.be/nzAlMckNRjC?t=2m57s>

There was Board consensus to continue this item until next month with a full quorum and possibly a new Board member.

PUBLIC COMMENT PERIOD

<https://youtu.be/nzAlMckNRjC?t=5m18s>

The public comment period was opened, seeing none, the public comment was closed.

A. CONSENT AGENDA
<https://youtu.be/nzAlMckNRjC?t=5m40s>

A-1 APPROVAL OF MINUTES OF JANUARY 17, 2017 MEETING

John Erwin stated that his name was spelled incorrectly.

C-1 Attachment B

MOTION: Ric Deschler moved to approve Item A-1. The motion was seconded by Stewart Skiff and carried unanimously 5-0.

B. BUSINESS ITEMS

B-1 Directors Report – Informational summary of current Public Works Activities
<https://youtu.be/nzAIMckNRjc?t=59m56s>

Rob Livick presented the staff report.

The Board asked questions of staff and commented on the Director's Report.

B-2 Appoint One or Two Board Member to Request for Proposals (RFP) Review Committee for the OneWater Plan
<https://youtu.be/nzAIMckNRjc?t=1h34m16s>

Rob Livick presented the OneWater Plan RFP.

The Board asked questions of staff and commented on the Director's Report.

Chris Parker volunteered for the OneWater Plan RFP Review Committee.

B-3 Public Works Advisory Board FY 17/18 Work Plan
<https://youtu.be/nzAIMckNRjc?t=1h45m28s>

Rob Livick presented the Public Works Advisory Board FY 17/18 Work Plan.

The public period was opened.

Karen Robert, Morro Bay resident, thanked the board for all they are doing. She expressed concerns about removal of trash cans in the Morro Rock parking lot and informed the Board of swelling along the walkway on the Embarcadero.

The public comment period was closed.

Discussion, comments and questions continued amongst Board members and staff.

B-4 Review recommendations from Adopted Parking Management Plan
<https://youtu.be/nzAIMckNRjc?t=7m14s>

Rob Livick and Scot Graham presented the Adopted Parking Management Plan.

The public period was opened, seeing none the public comment period was closed.

Discussion, comments and questions continued amongst Board members and staff.

ADJOURNMENT

The meeting adjourned at 7:01 P.M. to a regular Public Works Advisory Board meeting to be held on March 15, 2017 at 5:30 p.m. at the Veteran's Memorial Building, 209 Surf Street.