

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.

- 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.

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.

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.

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.

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

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary