

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
August 16, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Luhr led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

Commissioners accepted the Agenda as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken at the August 9, 2010 City Council meeting and items scheduled for the August 23, 2010 City Council meeting.

VI. PUBLIC COMMENT

Ken Vesterfelt, resident of Morro Bay, announced that Officer Doug Collins, who is serving in Iraq is coming home earlier than anticipated and a reception will be held in his honor. Mr. Vesterfelt also announced the successful launch of space capsules off Morro Bay by Space-X Company.

Johnson announced that on Friday, August 27th from 5:30-730p.m. and on Saturday, August 28th from 1-4p.m. are the Dahlia Days at the Community Center. The dahlia is the City flower.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 19, 2010 as revised

Lucas moved to accept the minutes as revised. Irons seconded the motion. The motion carried 4-0-1. Diodati abstained due to his absence from that meeting.

B. Approval of minutes from hearing held on August 2, 2010

Irons moved to approve the minutes. Diodati seconded. The motion carried 5-0.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

- A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. PUBLIC HEARINGS

- A. **Site Location:** 962 Piney Way

Applicant: Ed Holterhoff, **Agent:** David Brannon

Request: The applicant requests approval for an addition and remodel to an existing church building. The applicant proposes to develop the plan in two phases and the first phase will result in an addition of approximately 2,283 square feet and remodel of the existing structure and parking area. The property is not located in the Coastal Commission Appeals Jurisdiction.

Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301.

Staff Recommendation: Review and take action on the Coastal Development Permit #CP0-314 and Conditional Use Permit #UP0-281.

Staff Contact: Sierra Davis, Assistant Planner, 772-6270.

Davis presented the staff report.

Commissioners asked staff to clarify the landscaping and the configuration of Piney Way to engineering standards.

Livick clarified that all streets and roads are reviewed by the City Engineer prior to construction.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant's Architect, David Brannon, explained the proposed project design. The goal of the design was intended to make the church more open and inclusive.
- Applicant, Father Ed Holterhoff, thanked the Planning Department and Planning Commission for their work. Father Holterhoff explained the Church's reasons for remodel to reflect the function of the Church, and for a more inclusive hospitality.
- Ken Vesterfelt, parishioner of St. Timothy's, is on the Planning & Renovation Committee and spoke regarding parking noting that there is seldom a problem with parking.

Commissioners had discussion with the architect regarding:

- Parking and how to present a better image to the street. Architect David Brannon commented that the parking was not expanded due to a limited budget. The site work will be completed in phase 2.
- Landscaping plan and whether the tree replacement ratio condition is clear. Concern was expressed that the condition as worded is not clear enough. Taylor Newton, who maintains the Church landscaping, clarified that the tree replacement ratio will be on a one to one basis. Livick clarified it is also a code requirement.
- The drainage requirements.

Johnson closed the public hearing and brought it back to the Commission for discussion.

Commissioners continued discussion on the following:

- Engineering conditions and whether the terminology might restrict future modifications. Livick clarified it is not a concern because applicant is vested to the rules in place.
- The dedication for the sidewalk.
- The parking plan.
- The Tree Replacement ratio and the channel island oak.

- The addition of permeable surfaces around the church.

MOTION: Luhr moved the Planning Commission conditionally approve the project with the following actions:

- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit, and Coastal Development Permit subject to the Conditions included as Exhibit “B” and the site development plans dated June 15, 2010 with the following revised engineering conditions:
 - a. Engineering condition 2: A dedication is required for the portion of the driveway/sidewalk and roadway that is not currently within the City’s right of way. The owner shall provide a legal description for the dedication prepared by a Licensed Land Surveyor. The dedication shall be offered to the City prior to issuance of a building permit for any portion of the work on the site
 - b. Engineering condition 4: Sidewalk along the westerly frontage (Piney Way) is not feasible to install at the present time due to an existing retaining wall. The applicant shall dedicate the required area for future sidewalk along Piney. And enter into an agreement with the City, for the installation of sidewalk. The agreement shall specify that the sidewalk shall be installed when the existing masonry wall requires any substantial repairs or replacement to the satisfaction for the City Engineer.
 - c. Engineering condition 6 with the added wording of “in conformance with the letter entitled ‘Request for Adjustment to Interim Stormwater Requirements’ and calculations entitled ‘Feasibility Analysis for Stormwater Treatment of Proposed Pavement Redevelopment Area’, both dated June 10, 2010 and submitted as part of the conditional Use Permit.
 - d. Engineering condition 8 to express that street trees shall be replaced at a minimum of one to one basis and shall include the Channel Island Oak (*Quercus tomentella*) as a street tree.

Lucas seconded the motion.

The motion carried 5-0.

- B. Site Location:** State Park Marina located within the Morro Bay State Park at 10 State Park Road, Morro Bay, California 93442 in the Harbor zoning district.
Applicant: City of Morro Bay Harbor Department operating on behalf of the State Parks Department per the City of Morro Bay and Morro Bay State Park Marina Operating Agreement **Agent:** Jack Malone, Ph.D ANCHOR QEA, LLC
Request: Review and approve the Addendum to the Final State Park Marina Renovation and Enhancement Environmental Impact Report (EIR). At this time, the City is proposing to undertake a subset of activities, described in the Final EIR, that focus on maintenance dredging, rehabilitating the kayak launch ramp, installing a vessel pump out station on an existing floating dock, and maintaining the existing rock slope protection incidental to dredging. The Final EIR analyzed all impacts associated with the currently proposed project. Because several years have passed since the Final EIR was adopted, the City has prepared an addendum to document minor changes to the project description and to confirm that the currently proposed project will not result in new or increased impacts to the environment. The currently proposed project will result in fewer impacts than the proposed project from the 2008 EIR would have produced and no new mitigation measures have been identified for the currently proposed project. This addendum to the

2008 Final EIR will thus be the final document required to satisfy the City's compliance with the California Environmental Quality Act (CEQA).

Recommended CEQA Determination: Certify an Addendum to the previously adopted EIR (SCH # 2005021104) for the State Park Marina Renovation and Enhancement Project.

Staff Recommendation: Certify the Addendum.

Staff Contact: Kathleen Wold, Planning Manager, 772-6211.

Wold presented the staff report.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant's Agent, Jack Malone of Anchor QEA, said he was available to answer questions about the marina.
- Bill Lafay, member of the Harbor Commission, spoke in favor of the project and encouraged the City of Morro Bay and Planning Commission to support this project.

Commissioners had discussion with Applicant regarding:

- Location of proposed work.
- The merits of mechanical dredging versus hydraulic dredging.
- The requirements for a spill prevention plan.
- The timeframe and project schedule. Malone clarified they will seek five year permits from agencies like Corps of Engineers and the Water Board. This is the maximum time frame they will issue for maintenance-type projects.
- Launch ramp design.
- The disrepair of channel markers. Eric Endersby of the Harbor Department clarified the channel markers are the responsibility of the concessionaire which is Associated Pacific. The channel markers will be temporarily moved during the dredging work.
- Removal of rock from the north slope.
- Proposed dredge plan and amount of cubic yards dredged.
- Type of diesel fuel and requirements for emissions standards.

Johnson closed the public hearing.

Commissioners discussed their support for the project including the need for maintenance dredging and maintaining air quality.

MOTION: Irons moved the Planning Commission certify the Addendum to the Final Environmental Impact Report (EIR) for the State Park Marina Renovation and Enhancement Project finding that mitigations have been incorporated into the Addendum which mitigate or avoid all significant environmental effects.

Lucas seconded the motion.

The motion carried 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners discussed with staff the projects to be discussed for the next Planning Commission meeting.

XII. NEW BUSINESS

A. Presentation from the Morro Bay Volunteer Tree Committee on the update of the City of Morro Bay's Master Tree list.

Livick clarified for the Commissioners that according to the City's Municipal Code any updates to the master tree list must come before the Planning Commission. Recommendations for changes are then forwarded to the City Council.

Tree Committee members Taylor Newton, Wally McCray and Noah Smukler were present to give an update on the City's Master Tree List. Taylor Newton explained that the list is used for street trees for streets and public rights-of-way. The list has been divided into three small sub-lists which include: the street tree list, open space and parks list, private residence and gray water reclamation list.

Commissioners had discussion with the Tree Committee representatives regarding:

- The three separate sub lists and the variety of species appropriate for each sub list.
- Whether the tree lists are mandatory or advisory. Newton confirmed for the private residence and gray water list, it only advisory. Livick also clarified that individuals desiring a certain tree can seek approval from the City Engineer.
- Wally McCray noted the goal was to reorganize and update the tree list since it had not been updated in years.
- The need to have trees which reflect minimum maintenance, are drought resistant, easy to put in, and have a long life.

MOTION: Diodati moved the Planning Commission review and forward the updated list with the removal of the Mexican fan palm and the blue gum eucalyptus and forward it to City Council with our recommendation to approve.

Luhr seconded the motion.

Commissioners discussed the pros and cons of removing the blue gum eucalyptus tree from the Tree List based on the sentimental history of the tree versus the invasive, messy nature of the tree.

The motion carried 4-1. Lucas dissented.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:20 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, September 7th, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary