

AGENDA ITEM: VI-A

DATE: July 6, 2011

ACTION: APPROVED

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
June 15, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Rob Livick and Kathleen Wold.

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Peter Behman led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS – None.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the June 14th meeting and also regarding agenda items for the upcoming June 28th City Council meeting as well as announced the next Public Works Advisory Board meeting to be held June 16th at the Veterans Hall at 6p.m.

V. PUBLIC COMMENT

Chairperson Grantham opened Public Comment period:

- Peter Behman announced they have fireworks in Morro Bay this year and invited everyone to spend their holiday weekend in Morro Bay.

Chairperson Grantham closed Public Comment period.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on June 1, 2011.

MOTION: Irons moved to approve the Consent Calendar. Nagy seconded the motion. The motion carried unanimously 5-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. Case No.:UP0-319

Site Location: 1185 Embarcadero

Applicant/Project sponsor: George Leage, Great American Fish Company

Request: Temporary use of an existing dock for Virg's Sport Fishing at GAFCO for both sport fishing (passenger for hire) as well as commercial fishing. The configuration of the dock will allow only one boat to be berthed overnight however during the day up to four boats will temporarily dock to load and unload passengers for the daily fishing trips. The temporary use is proposed to begin on May 1.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve Temporary Use Permit #UP0-319.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

Wold presented the staff report.

Grantham opened the Public Comment period.

- Cathy Novak, Applicant's Representative, gave a history of the project and overview of the proposed project and encouraged the Planning Commission to grant the temporary use permit.
- Peter Behman of Morro Bay representing the property at 1148 Front Street spoke regarding his concern for parking for the Bayfront Hotel and other nearby businesses as none of them have any on-site parking. Mr. Behman spoke in favor of a four hour parking limit and encouraged the Planning Commission to consider that.
- Tom Laurie, spoke regarding the lease sites at Virg's old location and stated Virg's should return to those sites to avoid the sites being abandoned since they are intended for commercial fishing operations and expressed concern that the grandfathered parking would disappear from that site. Mr. Laurie also stated the docks in front of GAFCO are dilapidated which presents a liability to the City.
- Leonard Wilhite of Morro Bay spoke regarding the parking lot on Front Street and stated the parking lot is public and those loading their boats at the dock across the street should be able to park where they want and not be told they cannot use that lot.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners discussed:

- ADA compliance;
- Support for amending standard condition#1 to six months;
- Configuration of the parking lot and the parking time length including the 20 minute spots, and whether the four hour length would be sufficient based on the customer activities;
- Safety and the condition of the docks. Grantham inquired if the docks should be repaired or made off limits to ensure safety. Livick clarified that generally leaseholders do provide hold harmless agreements to the City; and
- The historical use of the site.

Irons noted his support to allow this specific use because the sportfishing fleet was not new as noted in Measure D but also noted that the new proposed dock location did not have historic use. Mr. Irons stated that there should be an illustration of where allowable parking is and should be a condition and would support granting a temporary use permit.

Commissioners continued discussion on the Front Street parking lot and that people do park in that lot and walk down to the Embarcadero. They discussed that the parking needs be acceptable noting where would the four hour parking limit spots be located.

Commissioner Nagy agreed with accepting this as a historic on-going use and noted support for Virg's, but not at the expense of other businesses. Nagy stated the importance of being fair to everyone.

Commissioners discussed the upcoming parking meeting should attempt to resolve some of these issues.

MOTION: Irons moved the Planning Commission approve Temporary Use Permit #UP0-319, located at 1185 Embarcadero, utilization of existing docks for Virg's Sportfishing, loading and unloading of passengers and commercial fishing operations, including:

1. Adopt the Finding included as Exhibit "A" with the following Conditions that we make the correction to 6 months instead of 3 for the temporary use permit on item 1 and on item 2 we extend it to four months and also:
2. Following the parking meeting that we somehow workout that there is designated parking areas for all the patrons of Virg's whether or not that be through the parking meeting or whereby there is a parking pass or some illustration of where the parking areas are.
3. The safety condition of the docks and any corrections required to make them safe.

Nagy seconded the motion. The motion carried unanimously 5-0.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the Work Program with staff.

X. NEW BUSINESS – None

XI. DECLARATION OF FUTURE AGENDA ITEMS

Irons stated he would like to agendize discussion whether to bring back Measure D for review and possibly make a recommendation to Council. Livick stated it may be preferable to send a memo to Council asking if they would like Planning Commission to address this item.

Grantham stated he would like to agendize the meeting schedule.

XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 7:15p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, July 6, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary