

AGENDA ITEM: A- 1

DATE: April 3, 2013

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 6, 2013
VETERANS MEMORIAL HALL – 6:00 P.M.

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

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	(via teleconference Haiku, HI)	
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Assistant Planner

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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of February 6, 2013
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Fennacy moved to approve the Consent Calendar.

Commissioner Tefft seconded and the motion passed unanimously. (5-0).

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Commissioner Lucas made a correction to the minutes. He asked that his comment on page 6 be changed from “future development *would* negatively impact” to “*could* negatively impact.”

Commissioners Fennacy and Tefft approved the correction.

B. PUBLIC HEARINGS

- B-1 ***Continued from February 6, 2013 meeting***
Case No.: Coastal Development Permit #CP0-382
Site Location: *nearest address* 2990 Alder
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Continue item to April 3, 2013.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577
- B-2 ***Continued from February 6, 2013 meeting***
Case No.: Coastal Development Permit #CP0-383
Site Location: *nearest address* 499 Little Morro Creek Road
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Continue item to April 3, 2013.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577
- B-3 ***Continued from February 6, 2013 meeting***
Case No.: Coastal Development Permit #CP0-384
Site Location: *nearest address* 781 Quintana. This location is located in the Coastal Commission Appeals Jurisdiction.
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Continue item to April 3, 2013.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577
- B-4 ***Continued from February 6, 2013 meeting***
Case No.: Coastal Development Permit #CP0-385
Site Location: *nearest address* 255 Driftwood
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Continue item to April 3, 2013.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577
- B-5 ***Continued from February 6, 2013 meeting***
Case No.: Coastal Development Permit #CP0-388
Site Location: *nearest address* 300 Kings

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Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

MOTION: Chairperson Grantham moved to continue Items B-1 through B-5 to the April 3, 2013 Planning Commission meeting.

The motion was seconded by Commissioner Lucas. Livick conducted a roll call vote and the motion passed unanimously. (5-0).

B-6 **Case No.:** Coastal Development Permit #CP0-390

Site Location: Morro Strand Campground, 065-211-001

Proposal: Request to upgrade 25 existing campsites to include recreational vehicle hookups in order to modernize services as well as increase visitation and revenue.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Fennacy asked staff if there are any provisions to renovate or improve the restrooms at the campground. Jacinth stated that is not part of this proposal.

Livick clarified the applicant is only requesting a Coastal Development Permit. The project is brought forward by a state agency, and since the state is a superior agency, the City does not have authority over the building permit or use permit. As such, Livick requested that Standard Condition 8 regarding the approval of building plans be stricken from the motion.

Nick Franco, Applicant, stated the goal of this project is to increase visitation and revenue so the park is safer from the threat of park closures and budget cuts in the future. He stated the proposal is not a camp rehabilitation project, as funds are not available for this purpose. He addressed the following issues:

- Parking – Franco stated he is open to proposals for addressing parking issues on Beachcomber Drive.
- Viewsheds – Regarding slope and vegetation, Franco stated he was willing to accept conditions pertaining to height in order to address these issues.
- Access – The State will be working to resolve this issue but it is not part of the current proposal.

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- Noise – Franco noted there are currently restrictions on allowable hours of operation for generators. He stated the proposal to provide full utility hook-ups will eliminate the need for generators, and this will mitigate the noise issue.

Chairperson Grantham opened Public Comment period.

Fred Wickman, resident of Morro Bay, asked for clarification regarding how often the campground is at full capacity. He spoke about the following issues:

- Visual – He would like the City to apply conditions to the project with respect to vegetation. He suggested adding screening vegetation between campsites.
- Parking – Parking is an issue for residents, as campground users are parking on Beachcomber Drive instead of in the designated parking lot. Wickman suggested converting some of the campsites to parking and lowering the parking fees at the park.
- Access – He would like public access improved leading to the beach by adding access to both the north and south ends of the campground.

Mark Starbol, resident of Morro Bay, expressed concern that the State is spending money unnecessarily. He stated the previous upgrades made to the campground are sufficient.

Lara Pick, resident of Morro Bay, stated she would like clarification regarding parking regulations along Beachcomber Drive. She expressed concern that RVs parked there block her view.

Steve Seamus, resident of Morro Bay, asked the Applicant how many State parks are located adjacent to residential areas. He expressed concern that the upgrades would not provide enough of a buffer between the campground and the adjacent residential area. He also stated parking is an issue and the City should work to better enforce the vehicle height limit along Beachcomber Drive.

Keith Taylor, resident of Morro Bay, expressed concern that the vegetation at the campground has exceeded the allowable height.

Barry Branin, resident of Morro Bay, stated the 25 upgraded sites are the equivalent of adding 25 new homes and therefore suggested the City collect impact fees from campground users in order to offset some of the infrastructure costs in the City.

Harold Wiebenga, resident of Morro Bay, stated he would like the park closed. He stated the smell coming from the campfires is a nuisance and he would like it to be “smokeless.”

Chairperson Grantham closed Public Comment period.

Commissioner Solu asked staff if the proposed project would increase the number of campsites at the park. Jacinth clarified the number of campsites would stay the same, but the sites would be upgraded to accommodate larger vehicles and provide full RV hookups. The purpose of the upgrade is to increase the amenities and recreational opportunities for campers and to make it a

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more desirable campground. Solu asked if the campground had any original landscaping conditions that are not currently being met. Jacinth stated the campsite has existed since the 1980s and City records do not show information regarding the original conditions. City records also show that the campground was originally a day use parking lot.

Chairperson Grantham asked staff if the City would benefit financially from the proposed upgrades. Livick stated the City does not receive revenue or transient occupancy taxes from this campground, however, he also noted it is the City Council's goal to keep the campground open.

Chairperson Grantham asked staff if RV parking is allowed on Beachcomber Drive. Livick clarified RVs are prohibited from parking on Beachcomber as well as on other streets in the beach tract.

Chairperson Grantham asked the Applicant if the hook-up fee is the same at all of the state parks. Franco stated the State has established a fee schedule which specifies a range of fees for the entire State park systems, but the fees at Morro Strand Campground are the same as those at Morro Bay State Park.

Commissioner Tefft asked about the level of occupancy of the campground during the summer. Franco stated it varies but the park is usually full in the springtime and summer.

Commissioner Tefft asked if the proposal would increase revenue for the City. Franco stated there are two ways in which it would increase revenue: 1) hook-up campsites cost more than standard campsites; and 2) the improved campsites would increase visitation in the off season.

Commissioner Tefft asked about the restroom that is currently closed. Brook Guteras, Applicant's representative, clarified the back restroom is closed for seasonal closures when there is low occupancy and will re-open when demand increases.

Commissioner Tefft asked about the potential red legged frog habitat at the campground. Vince Cicero, Applicant's senior environmental scientist, provided a detailed environmental description of the campground. He stated surveys have been conducted and the only places in the City where red legged frogs are occurring is in Alva Paul Creek and at the wetlands just west of the Cloisters development.

Commissioner Solu asked about parking regulations at the park. Franco stated the existing parking regulations are standard for California State Parks, which allow for two vehicles per campsite. Franco stated not all park users bring multiple vehicles at a time.

Commissioner Lucas asked Franco if he expected park users to stay longer with the proposed hook-up availability. Franco stated it is likely that visitors will take advantage of the hook-ups in the off-season. Lucas discussed with Franco the proposed amenities for RV users.

Commissioner Lucas asked Franco if regulations vary based on location. Franco stated the State does have the authority to set different rules and regulations for occupancy.

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Commissioner Lucas asked if Morro Strand has a dump station. Franco clarified park users currently use the dump station at Morro Bay State Park, but the upgrade will include sewer hook-ups at each campsite. There would also be electric and water hook-ups.

Chairperson Grantham asked about vegetation at the campground. Franco stated the State would like to replace the existing trees with low-lying vegetation that requires less maintenance.

Commissioner Tefft asked if the existing restrooms are ADA compliant. Franco explained the State has a plan to eventually upgrade all restrooms to make them ADA compliant.

Commissioner Lucas noted the visual simulation appears to illustrate the southernmost campsite to be in the vegetation area, and asked if the proposal seeks to increase the footprint of the park. Tom Kidder, the State Park District Maintenance Chief, explained the simulation is not to scale and is only intended to provide a representation of the project.

Chairperson Grantham asked how noise is currently regulated at the campground with regard to generators. Franco explained generators are allowed between the hours of 10:00 am and 8:00 pm.

Commissioner Solu stated he would support this project if height restrictions and landscape issues are addressed.

Commissioner Fennacy expressed support for the project.

Commissioner Lucas stated he is not inclined to support the project unless conditions are imposed addressing landscaping and parking. He stated he would like parking restrictions with better signage or he would like to reduce parking from the 72 hour limit to an 8 hour limit in order to be more compatible with the surrounding neighborhood.

Commissioner Tefft expressed support for the project, stating this is consistent with the Coastal Act but questioned whether an exemption applies. Tefft also stated the sanitary facilities need to be upgraded.

Livick clarified for the Commission RV parking on Beachcomber and other streets in the City is a Police Department enforcement issue and not something controlled by the State.

Commissioner Tefft and Livick discussed the right-of-way along Beachcomber. Livick confirmed the screening for the campground would have to be done by the State, and not the City.

Livick stated views are a subject of the Local Coastal Plan, and landscaping could be added as a condition.

Commissioner Solu and Chairperson Grantham expressed support for the project.

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MOTION: Commissioner Fennacy moved to conditionally approve and adopt the Findings included as Exhibit “A” to approve the Coastal Development Permit #CP0-390, subject to the Conditions included as Exhibit “B” and the site development plans dated January 3, 2013 with the deletion of Standard Condition #8.

The motion was seconded by Chairperson Grantham.

Commissioner Solu asked staff if language could be added to the motion regarding addressing landscaping issues. Wold suggested the Commission could address landscaping concerns by adding a condition that states the following:

1. Applicant shall submit a landscape plan to the approval of the Public Services Director, a simulation plan which illustrates the mature height of the vegetation, and provide a description of the maintenance of the vegetation.

Commissioners and staff discussed the various ways the landscaping concerns could be addressed.

AMENDED MOTION: Commissioner Lucas moved to include the condition as a condition to the original motion.

The amended motion was accepted by Commissioner Fennacy. Livick conducted a roll call vote and the motion passed (4-0-1), with Commissioner Lucas abstaining.

UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: SoCal Gas Advance Meter Project

Wold and Livick reviewed the Work Program with Commissioners.

NEW BUSINESS

- D-1 Discussion on Central Coast Greenhouse Gas Emission Reduction Plan
Recommendation: Review draft Greenhouse Gas Emission Reduction Plan and provide comments and direction to staff as necessary.

Wold reviewed the Plan with Commissioners.

Chairperson Grantham stated he had difficulty deciphering which actions are mandatory and which are voluntary.

Commissioner Lucas asked staff for clarification regarding what the Commission’s role is in reviewing the Plan. Wold stated the Commission should decide if the voluntary measures are sufficient to allow the City to meet its greenhouse gas reduction target. She stated Resolution No. 56-08 is intended to encourage the City to take leadership action on this issue.

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Commissioner Lucas and staff discussed the Selected Strategies from the *Summary of Measures* section of the Plan.

Chairperson Grantham asked staff how many of the Five Milestones outlined in Exhibit “B” have been met. Wold explained the first two have been met and the City is currently working on the third, to develop a Climate Action Plan.

Commissioner Tefft expressed concern that the City is not achieving its goal of reducing GHG emissions by 15 percent because of the disconnect between property owners’ and tenants’ incentives to pursue GHG reduction measures. He suggested adopting an energy conservation ordinance that would apply to commercial properties.

Commissioner Fennacy stated he would not support the mandated provisions at this time, but stated he would support the voluntary measures.

Commissioner Lucas and Wold discussed the scope of the Plan. Wold stated the Commissioners may choose to continue the item in order to examine the document in greater detail.

MOTION: Commissioner Lucas moved to continue Item D-1 to the April 3, 2013 Planning Commission meeting.

The motion was seconded by Commissioner Tefft. Livick conducted a roll call vote and the motion passed unanimously. (5-0).

DECLARATION OF FUTURE AGENDA ITEMS

Livick reviewed some of the policies of the Brown Act with Commissioners.

ADJOURNMENT

The meeting adjourned at 8:05 pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, April 3, 2013 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary