

MINUTES – MORRO BAY CITY COUNCIL/PLANNING COMMISSION  
JOINT MEETING – OCTOBER 29, 2013  
VETERANS MEMORIAL HALL – 6:00 P.M.

PRESENT:	Jamie Irons	Mayor
	George Leage	Councilmember
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	Noah Smukler	Councilmember
	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Department
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Associate Planner
	Katie Mineo	Assistant Planner/Administrative Technician

Mayor Irons called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS, & PRESENTATIONS

PUBLIC PRESENTATIONS – None

PUBLIC COMMENT

Mayor Irons opened Public Comment, and seeing none, closed Public Comment.

JOINT MEETING DISCUSSION ITEMS

**I. Discussion of Various City Specific and Master Plans:**

- **Beach Street Specific Plan (BSSP)**
- **North Main Street Specific Plan (NMSP)**
- **Parking Management Plan (PMP)**
- **Waterfront Master Plan (WMP)**

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Planning Manager, Kathleen Wold presented the staff report.

Mayor Irons stated he would like staff to discuss the significance of the specific plans and how the specific plans will be addressed during the update of the General Plan and Local Coastal Program. Mayor Irons stated he would like all four plans agendaized in 2014 and he would like the Council to review them one by one.

Councilmember Christine Johnson asked staff how the Planning Division utilizes the plans. Public Services Director, Rob Livick stated the specific plans are used as guides for development and redevelopment. He then provided examples for how each plan has been implemented. Ms. Wold added that the NMSP and the BSSP are formally adopted rules and regulations, whereas only one chapter of the WMP has been adopted and the remainder of the document is used as guidelines.

Commissioner Tefft made the following comments:

1. Regarding the BSSP, he stated the plan is dated and does not define the character of the neighborhood very well. The provisions of the plan could be incorporated into the Zoning Ordinance or could even potentially be eliminated.
2. Regarding the NMSP, virtually all development north of San Jacinto Street is multi-family residential whereas development south of San Jacinto Street is commercial. Because the neighborhood has witnessed varied development patterns, the City should re-examine how utilities infrastructure is provided in that area.
3. Regarding the WMP, Tefft stated only certain parts need to be revised.
4. Regarding the PMP, he stated the City should move away from requiring on-site parking and instead move toward providing more common parking areas.

Commissioner Lucas stated it is important to consider how all of the plans work together, especially in terms of how the Wastewater Treatment Plant will impact development in the vicinity of Atascadero Road.

Commissioner Fennacy stated the specific plans are living documents and he would like to receive direction from staff on how to more effectively interpret them. If any changes are to be made to the documents, he would prefer that the plans not get more restrictive than State statutes so that they do not adversely impact reasonable growth.

Commissioner Solu and Chairperson Grantham stated they would like direction from staff and Council in order to determine the order in which the plans should be re-evaluated in 2014.

Councilmember Smukler asked how the process of updating the specific plans would affect the update of the General Plan/Local Coastal Program (GP/LCP) which is the principal priority in the upcoming year. Mr. Livick stated the GP/LCP update is the long range planning focus, but the specific plans are the next level of regulation under the GP/LCP. The City will provide various opportunities for public input for the GP/LCP update, and one topic of discussion could be the specific plans and whether their regulations could be incorporated into the GP/LCP. Ms.

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Wold added it would be valuable to have someone review the specific plans and identify sections that should be updated, eliminated, or remain as they are. These recommendations could then be reflected in the GP/LCP update.

Councilmember Leage expressed concern about parking and development issues in the Embarcadero area.

Councilmember Christine Johnson expressed support for the specific plan and GP/LCP update process.

Mayor Irons asked staff about the possibility of reviewing one specific plan per quarter. He would like the Commission and staff to examine the successes and barriers of each of the plans. Ms. Wold stated it would be beneficial to have a staff member conduct background research on the specific plans which would then be presented to the Commission.

Mayor Irons and staff discussed the importance of updating the specific plans so as to provide consistency with the GP/LCP.

Chairperson Grantham stated he would like to review the specific plans in the following order: Beach Street Specific Plan, Waterfront Master Plan, Parking Management Plan, and North Main Specific Plan.

Mayor Irons made a recommendation to move forward with the review of the four specific plans under the guidance of staff.

Mr. Livick clarified that Council's intention is to review the plans in the context of the GP/LCP update and to ensure vertical consistency in all regulations.

## **II. Update on the GP/LCP Status to include status on grant applications**

Planning Manager Kathleen Wold and Public Services Director Rob Livick presented the staff report.

Chairperson Grantham asked staff to clarify the type of grants the City is pursuing. Ms. Wold confirmed the City is pursuing mostly State grants.

Chairperson Grantham asked staff if the City ever seeks outside assistance, or assistance from interns, when preparing grant applications. Mr. Livick stated the City often hires consultants to help prepare grant applications. Ms. Wold explained that because grant applications often require a degree of expertise, interns are not asked to prepare the applications, but interns are helpful in acquiring letters of support for grant applications and for establishing relationships with local organizations.

Commissioner Lucas asked staff if the City has the ability to change its Local Agency Formation Commission (LAFCO) sphere of influence to better incorporate the agricultural corridor along

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Highway 41. Mr. Livick explained the City recently met with LAFCO and is in the process of updating its sphere of influence. He explained Morro Bay is fairly well-constrained around its boundary, however, and there are not many areas remaining that are easily developable.

Staff discussed with the Commission how the Coastal Commission is assisting cities throughout California in the LCP update process.

Commissioner Solu asked for clarification regarding how much the GP/LCP will cost the City and how much the City is requesting in grant funding. Mr. Livick explained the update will cost approximately \$900,000 and the City is pursuing various grant opportunities to fund it. Ms. Wold explained the strategy of the City in regard to achieving the GP/LCP update is to structure a program whereby each grant builds upon the first one. Therefore, it is not the same work program submitted for each grant, although they may appear similar. Structuring the work program in this manner will allow for incremental pieces to be conducted while maintaining the overall work program.

Councilmember Smukler asked Mr. Livick to clarify the status of Chevron property in terms of development. Livick stated Chevron has completed the remediation processes and is likely going to market the property for development.

Councilmember Christine Johnson discussed the importance of fostering creative strategies to address climate change issues in order to make the City's grant applications more competitive.

Mayor Irons discussed the importance of looking to neighboring cities for innovative ways to make the City more competitive.

Mayor Irons asked staff to discuss the City's funding priorities. He outlined three programs for how the City could achieve the GP/LCP update: fully funded, partially funded, or in-house. Ms. Wold explained that if the update is partially funded, it will be necessary to fund the technical studies first and then work on establishing a program where the City could backfill the work with City staff and perhaps interns, or hire a Cal Poly studio class to complete the work. Ms. Wold then explained how the update would proceed if it is to be completed in-house. She noted the importance of defining the study area up-front due to LAFCO policies.

Mr. Livick explained the difficulties of developing technical studies. Councilmember Christine Johnson asked Mr. Livick to provide an example of a technical study and Mr. Livick discussed several examples, including traffic studies and wetlands studies.

Staff explained an EIR will likely be required for the GP/LCP update and thus staff is currently working to prepare several technical studies which will be incorporated in the EIR. Mr. Livick noted one document in particular, the Climate Action Plan, is nearing completion and will be presented to the City Council in December 2013.

**III. Update on the “West Atascadero Road” (North Embarcadero to Cloisters) Rezone**

Planning Manager Kathleen Wold presented the staff report.

Commissioner Tefft stated this project necessitates an examination of all land uses in the area of West Atascadero Road, not just of the subject site. Ms. Wold then explained the process and politics associated with conducting a rezone.

Commissioner Lucas asked staff, Council, and the Commission to consider how the property belonging to the power plant will be utilized in the future. He wants to ensure that it is developed at its greatest potential and does not become a wasted industrial area. Councilmember Smukler added that the property belonging to the City’s Corporation Yard should also be examined for a potential rezone in the future.

**ADJOURNMENT**

The meeting adjourned at 7:40 pm.

Recorded by:

Katie Mineo  
Administrative Technician