



SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 4, 2013

Commissioner Lucas made one correction to the minutes. He stated his comment on page 3 should read *“Lucas expressed concern that the nearby residences **could** be negatively affected”* rather than *“Lucas expressed concern that the nearby residences **would** be negatively affected.”*

**MOTION:** Commissioner Fennacy moved to approve the Consent Calendar.

Commissioner Tefft seconded and the motion passed unanimously. (4-0).

A. PUBLIC HEARINGS

B-1 **Project:** City of Morro Bay’s Climate Action Plan

**Site Location:** Citywide

**Proposal:** The City of Morro Bay Climate Action Plan (CAP) is a long-range plan to reduce greenhouse gas (GHG) emissions from City government operations and community activities within Morro Bay and prepare for the anticipated effects of climate change. The CAP will also help achieve multiple community goals such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life.

**CEQA Determination:** Negative Declaration.

**Staff Recommendation:** Conditionally approve.

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

Wold presented the staff report.

Commissioner Lucas asked staff if any major changes have been made to the document since the Commission last discussed the CAP on March 6, 2013 (then called the “Central Coast Greenhouse Gas Emission Reduction Plan”). Wold stated the current draft is the same as the one presented previously, the Commission’s comments from the March 6, 2013 meeting incorporated.

Commissioner Lucas asked staff how the CAP would affect the City’s growth strategies for low-income housing. Wold stated the goals in the document are all voluntary and are not detrimental to affordable housing, the development of businesses, or any other similar development.

Commissioner Lucas asked staff if the CAP addresses the Morro Bay Power Plant which is slated to shut down in February 2014. Wold explained that when redevelopment of that scale is proposed, a full environmental document would be required; due to the size of the power plant project, the project would not fall under the threshold. Lucas clarified with staff the CAP does not inhibit any particular type of development on the power plant site.

Commissioner Fennacy asked staff if the City has developed a monitoring program for the CAP. Wold stated the City will work collectively with other cities in the county to develop a cost-effective monitoring program. The program will utilize existing resources so that it does not become a burden for the City. Wold stated staff will report back to the Commission as policies for the monitoring program develop.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 4, 2013

Livick provided an example of how the City will incorporate the CAP goals into existing City policies. He explained that when the City updates the General Plan/Local Coastal Plan (GP/LCP), staff will ensure that policy modifications are consistent with the CAP.

Commissioner Tefft asked staff to discuss how other cities' CAPs compare with Morro Bay's CAP. Wold stated all cities' plans in the county are fairly similar. The only area where Morro Bay differs is with the City's commitment to transit. The City has chosen to not expand the transit system, whereas Paso Robles and Arroyo Grande have chosen to integrate land use with transit stops. Wold noted Morro Bay may be able to modify this option in the future.

Commissioner Tefft asked staff if the additional implementation measures for the monitoring program would be identified in advance or at a later time. Wold stated the measures would be determined at a later time because climate change is such a dynamic issue. She stated the CAP is a living document and staff will report its status to the Commission on a yearly basis.

Commissioner Solu asked for clarification from staff regarding how the CAP will relate to the GP/LCP. Livick explained that when the City revises the GP/LCP, the City will want to ensure that the goals in the CAP are reflected in the GP/LCP.

Commissioner Solu asked staff if the City offers incentives to builders to utilize green building strategies. Livick explained Morro Bay does have a green building incentive program which offers economic incentives for such development. Livick clarified with Solu that staff should enhance its outreach efforts to inform builders of these opportunities.

Commissioner Solu opened Public Comment period, and seeing none, closed Public Comment period.

Commissioner Tefft stated the largest category for greenhouse gas (GHG) reductions is in transportation. As such, he urged staff to focus on vehicle miles travelled and the associated GHG emissions produced (instead of looking at how many sidewalks or bicycle lanes the City has built) when developing the monitoring program.

Commissioner Lucas discussed the importance of how the CAP policies will positively affect water use in the City. Lucas also discussed the difficulty the City has in encouraging people to drive less due to the fact that Morro Bay is both a tourist-oriented city and a city with a lack of industry, for example residents must commute to other cities for jobs.

**MOTION:** Commissioner Lucas moved to adopt Planning Commission Resolution 02-13.

Commissioner Fennacy seconded and the motion passed unanimously. (4-0).

B-2 *This item has been withdrawn by the Applicant*

**Case No.:** N/A

**Site Location:** 2783 Coral

**Proposal:** Determination that the sale of an undeveloped piece of City owned property located at 2783 Coral Avenue (APN 065-386-015) is consistent with the City's General Plan (California Government Code 65402) and Local Coastal Plan.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 4, 2013

**CEQA Determination:** Mitigated Negative Declaration (SCH#2007061081)  
**Staff Recommendation:** Make Finding of Consistency  
**Staff Contact:** Kathleen Wold, Planning Manager, (805) 772-6211

Wold stated the City, as the applicant, has withdrawn the application.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**Upcoming Projects:** Morro Creek Multi Use Trail and Bridge Project.

Wold reviewed the Work Program with the Commission.

NEW BUSINESS

None.

DECLARATION OF FUTURE AGENDA ITEMS

None.

ADJOURNMENT

The meeting adjourned at 6:39 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, December 18, 2013 at 6:00 pm.

---

Rick Grantham, Chairperson

ATTEST:

---

Rob Livick, Secretary