

AGENDA ITEM: A- 2

DATE: August 5, 2014

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –JULY 1, 2014
COMMUNITY CENTER MULTI PURPOSE ROOM – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
STAFF:	Rob Livick	Public Services Department
	Brandon Ward	Assistant City Attorney
	Whitney McIlvaine	Contract Planner
	Cindy Jacinth	Associate Planner

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

PRESENTATIONS - None

PUBLIC COMMENT

Chairperson Tefft opened Public Comment period.

Gary Hickson, Morro Bay resident, stated the Commission is doing a good job.

Chairperson Tefft closed Public Comment period.

CONSENT CALENDAR – None

PUBLIC HEARINGS - None

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and File

Jacinth reviewed the work program with the Commissioners.

NEW BUSINESS

D-1 Discussion of Beach Street Area Specific Plan

McIlvaine presented the staff report.

Livick commented on the financing plan for the capital improvements.

Commissioner Sadowski stated the Surf Street staircase does need replacement and the deck is a great idea. Commissioner Sadowski and Livick discussed grant funding and conditions relating to ADA requirements.

Commissioner Sadowski and McIlvaine discussed the odor, light, and glare issues related to commercial use, with McIlvaine noting at the time the plan was developed it was related to fish processing that really is not going on anymore.

Vice Chairperson Luhr stated the plan seems inadequate and would like to go into detail street by street to address the issues in the plan, such as architectural guidelines or specifications, parking lot shielding, sidewalk planning, undergrounding utilities, pedestrian circulation, protection of low income housing, and guidance for development of the mobile home parks into low income one story units.

Vice Chairperson Luhr stated he would like community workshops and input and liked the idea of a deck area at the Surf Street stairway.

Commissioner Lucas stated he has similar concerns as Vice Chairperson Luhr and said with the beautiful view at the end of Surf Street there is an opportunity for the Veteran's Hall which gets lots of use, noting that this part of town is a no man's land between things and lacks the kind of drive like Market Street to come down Surf Street to that stairway.

Commissioner Lucas stated the current plan tried to protect industrial uses and tried to make more commercial spaces so if the City wants to change things, he would like communication with the neighborhood to hear their concerns, reach out to the various constituent groups, and have workshops.

Commissioner Fennacy agreed with getting more community input, stated he supports the view decks and noted improvements to the streets and access to the Embarcadero from Surf Street are major areas of needed improvement, and expressed concern with funding for capital improvements.

Chairperson Tefft stated he liked the idea of the view decks, including Commissioner Lucas' idea of a plaza adjoining the view deck, and expressed concern that the plan has a specific standard that does not apply anywhere else in the City regarding protecting private views, noting the City has previously said it does not protect private views.

Chairperson Tefft stated he would like to:

- Examine the logic for a public view access fee in Area A
- Examine public view access in-lieu fees in both Area A and B, noting they are too low
- Examine the justification for 15ft setbacks
- See more on the transition between the commercial and residential areas in Area D
- Re-examine if visitor serving/commercial is appropriate for the area
- Re-examine mobile home park condition regarding perimeter screening in Area F
- See recognition in Area F and G that it is multi-family residential
- See neighborhood character acknowledged in the plan
- See a timeline included for capital projects

Commissioner Lucas, Livick and McIlvaine discussed streets relating to street widths, parking, landscaping and Public Works infrastructure projects.

Commissioner Lucas, McIlvaine and Jacinth discussed the ability to allow other uses to occur in the plan area rather than allow a property to sit unused.

Chairperson Tefft expressed concern with not having a clearly defined visitor serving commercial area.

Vice Chairperson Luhr stated the area could become vibrant with a mix of commercial and residential uses through connection to the Embarcadero.

Commissioner Sadowski stated the area would lend itself to more commercial and pedestrian walkways, noting there could be an integration of the development of power plant site with this area.

Chairperson Tefft stated he would like to see something to create more public/private partnerships relating to parking.

Commissioner Lucas and McIlvaine discussed the boundaries of the plan.

Commissioner Fennacy asked if there is standard for the longevity of the plan. McIlvaine noted the plans can be amended at any time.

Vice Chairperson Luhr, McIlvaine and Livick discussed the issue with parking requirements for individual commercial uses and the opportunity for a mixed-use parking ordinance.

Livick stated the staff would synthesize tonight's comments into a staff report to bring back to the Commission and would notice the public to solicit input.

E. DECLARATION OF FURTUE AGENDA ITEMS - None

F. ADJOURNMENT

The meeting adjourned at 7:25 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, August 5, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary