

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  
Monday, November 5, 2007

Chairperson Nancy Johnson  
Vice-Chairperson Bill Woodson      Commissioner Michael Lucas  
Commissioner Gerald Luhr      Commissioner Gary Ream  
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Luhr led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.  
Staff Present: Bruce Ambo, Michael Prater, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Woodson 2<sup>nd</sup> to accept the agenda. Vote: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the October 22, 2007 meeting, City Council:

- Awarded a construction contract for the Fire Station 53 apparatus bay
- Upheld the appeal of the Planning Commission's approval of a cell site at 545 Shasta Avenue
- Heard the first reading/introduction to adopt the 2007 California Building Codes
- Extended the interim urgency ordinance that raises the level of review on all residential home projects over 2,500 square feet
- Authorized recruitment of the City Manager position

He said the Public Works Advisory Board is inviting all Commission and Board members to a CalTrans presentation on beautification of Highway 1 at the November meeting.

At the November 13, 2007 meeting, Ambo said Council would:

- Approve resolutions authorizing two transit grant applications
- Allocate funds for preliminary engineering for the North Main Street trunk line repair/replacement project
- Adoption of the 2007 California Building Codes
- Hold a Public Hearing on the six-lot subdivision at Coral Avenue and San Jacinto Street
- Hold a Public Hearing for adoption of a resolution increasing wastewater user fees

In response to a question from Ream, Ambo said the Beach Street project will go back to Council on December 10, 2007.

VI. PUBLIC COMMENT

Melody DeMeritt, speaking as a concerned citizen, warned kayakers that hunting season in the Back Bay begins November 3<sup>rd</sup>. She encouraged residents to conserve water at all times, but particularly for the next two weeks during State water shutdown, and offered conservation tips.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on September 17, 2007

Woodson thanked Ream for stating his position on the Parking Management Plan in his absence.

MOTION: Ream, Luhr 2<sup>nd</sup> to accept the minutes as printed. Vote: 4-0 (Woodson abstained)

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

A. Pedestrian pathway and circulation plan.

B. Secondary unit design competition and consideration to waive development fees for secondary units.

C. More effective announcement of Planning Commission agendas.

Prater stated City Council is in the process of adopting new sidewalk standards. Woodson asked that the item be left on the agenda until he and Prater had a chance to discuss the Council's decisions.

X. PUBLIC HEARINGS

A. Site Location: 1185 to 1215 Embarcadero in the CF/H/PD zoning district. Applicant's: Darby Neil, James & George Leage. The applicants requests Conditional Use Permit to master plan and revitalize the northern waterfront area. Three businesses have joined together to construct improvements that include restaurant expansion and replacement, provide a unique coastal boardwalk that stretches from the City South T-Pier to Virg's, enhances commercial and recreational fisheries with new and expanded dock slips. This site is located inside of the original jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Ream clarified the underground fuel tanks will be at the present Thai Boat location. Luhr clarified public access to the floating docks would be restricted to the businesses hours of operation, the fuel dock would not be open to the public and there was enough clearance from the T-pier. There was discussion about parking and street alignment. Prater clarified the parking calculations and said realignment needed to be done before construction and lease holders would be charged their fair share.

Johnson opened the Public Hearing. Ream and Johnson disclosed they had met with the applicant's agent, Cathy Novak. Novak made a presentation on the project, covered the discussion points on pages 10 and 11 of the Staff Report and respectfully asked that Conditions 18, 19 and 20 and Environmental AES-3 be eliminated. Hearing no other comments, Johnson closed the Public Hearing and asked for Commissioner comments.

Commissioners stated concerns about the restricted public access to the docks, view corridors, the fuel station not being open to the public, parking, and lack of detail and cohesiveness of the overall plan. They favored an elevated boardwalk on the west side of the project with 24/7 access instead of the floating docks. Lucas asked for relocation of the Virg's elevator. Luhr requested an elevation drawing of the full project. Johnson clarified if the Concept Plan was approved, the project would move on to City Council.

MOTION: Woodson, Lucas 2<sup>nd</sup> to approve the Mitigated Negative Declaration (Exhibit D) in accordance with the applicable provisions of the California Environmental Quality Act and adopt the Findings included as Exhibit A, including findings required by CEQA, and the Conditional Use Permit subject to the Findings and Conditions included as Exhibits A & B and the site development plans dated December 3, 2004 and October 30, 2007; adding on Exhibit B, Condition 32, which would waive parking in-lieu fees and add to Exhibit B, Condition 20, Harborwalk, the statement: To provide a continuous 8-foot ADA compliant lighted boardwalk on the ocean side of the project the entire project length to be the same elevation of the surface of the South T-Pier. This boardwalk will start at the South T-Pier and end at the alley behind Tognazzini's Dockside. There will be no gates, no restrictions to access and the boardwalk will be open 24 hours a day, seven days a week.

Lucas repeated this concern about the Virg's Landing portion of the project.

Prater stated whatever final Conditions were decided upon, they would need to go through the environmental review process and possibly need to be recertified by the Planning Commission.

Lucas said he wanted the motion to include that the elevator would not extend past the north edge of the second floor. Woodson agreed.

Commissioners discussed whether a continuance was the better approach and asked the agent for their preference. Novak said they preferred a continuance over a denial.

Woodson withdrew his motion. Lucas withdrew his second.

MOTION: Woodson, Ream 2<sup>nd</sup> to continue the project to an unspecified date in the future with the understanding that the applicant will address issues brought up tonight in front of this Commission.

Vote: 5-0.

#### XI. OLD BUSINESS

##### A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. 263-271 Main – Lot Line Adjustment
2. 130 Orcas – Lot Merger
3. Hwy 1/Toro Creek – Generator replacement
4. 475 Morro Bay Blvd. – Commercial lease
5. 898 Main – TUP Special event
6. 190 Olive – TUP Construction yard
7. 560 Embarcadero – Minor improvement

Prater stated 263-271 Main is incomplete – more information is needed; 898 Main was withdrawn after the agenda was printed; 190 Olive and 560 Embarcadero have not been acted upon.

#### XII. NEW BUSINESS

Lucas stated projects still seem incomplete when submitted to the Commission. There was discussion about drawing up a list of criteria, but it was decided there were too many variables that could be missed. Prater stated staff would apprise applicants of what the Commission wants included.

#### XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, November 19, 2007, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary