

CITY OF MORRO BAY
CITY COUNCIL/
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veterans' Memorial Building
Joint Meeting 3:00 p.m.

209 Surf Street, Morro Bay
Monday, September 17, 2007

Janice Peters, Mayor	Nancy Johnson, Chairperson
Melody DeMeritt, Vice-Mayor	Bill Woodson, Vice-Chair
Betty Winholtz Council Member	Gary Ream, Commissioner
Bill Pierce, Council Member	Michael Lucas, Commissioner
Rick Grantham, Council Member	Gerald Luhr, Commissioner

I. CALL JOINT MEETING TO ORDER

Mayor Peters and Chairperson Johnson called meeting to order at 3:02 p.m.

II. PLEDGE OF ALLEGIANCE

Mayor Peters led the pledge.

III. ROLL CALL

Mayor Peters stated all members of the City Council were present. Chairperson Johnson stated Commissioners Woodson and Lucas were absent and all other Planning Commissioners were present. Commissioner Lucas arrived during the meeting. Staff Present: Bob Hendrix, Bruce Ambo, Rachel Grossman and Kimberly Peebles

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Luhr 2nd to accept the agenda. VOTE: 3 – 0.

V. PUBLIC COMMENT – None.

VI. JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION ON THE PARKING

MANAGEMENT PLAN - The City Council and Planning Commission will discuss the assumptions, methodologies, and recommendations of the Parking Management Plan. The Parking Management Plan consultants will be at the meeting to present the Parking Management Plan and answer questions and receive direction.

Mayor Peters highlighted the general format for today's meeting and noted direction should be given to Staff or the Parking Management Plan could be approved tonight as well. Ambo introduced Mary with TPG Consulting who made her PowerPoint Presentation.

DeMeritt questioned the discrepancy on the second slide and table 5. Mary clarified that table 5 had the correct numbers, which included a small additional area that her original slide did not include.

Mary continued her presentation highlighting the highest impact areas for weekdays and weekends. In her conclusion she noted that only isolated parking challenges exist on a few key blocks during a few hours on a few days and the worst being during summer weekends and special events.

Winholtz questioned if the private parking spaces were eliminated from the ratios, would they see a change in the ratios for the impact areas. Mary said it could potentially skew the ratios, but it is not justified in the zoning requirements. Winholtz asked if the ratios could come back showing only available Public Parking. Ambo noted this presumes parking is required in commercial projects and those requirements are being met; if we take private parking out of the ratios, we would not be acknowledging that people are including required parking in their projects. Mary noted that if the areas,

which have the larger lots on them, were impacted then they would have a concern about parking in those areas. Schultz noted there are some private lots that have required parking which can not be built on and others, which could potentially have another building on it and take away some of the existing parking. Charlie with TPG Consulting continued the presentation.

DeMeritt and Ream expressed concerns about Grandfathered Parking and the potential problems with that method of calculating parking for a project. Ambo indicated if there is a consensus from the Council and the Commission on this topic, we could look at this issue and try to address it in another fashion, but felt using Grandfathered Parking was a way to encourage redevelopment in the downtown area.

Mayor Peters questioned if the current parking time limits are sufficient or if changing the requirements might help. Peirce asked if enforcing the time limits would essentially pay for the enforcement costs. TPG acknowledged that generally enforcing time limits on the weekends would pay for the Staff time to enforce those limits.

Grantham asked if disabled parking was being addressed and the City's current status. Charlie said the City documents have the appropriate requirements for meeting ADA standards. Grantham also asked what goes into determining a "hot spot" in the City? Charlie said saturation is the main focus and 85% saturation is usually the cut off point.

DeMeritt asked if they took into account the landscape requirements in our ordinances that could potentially be applied to the City's two main public parking areas. Charlie said he would be very cautious about requiring landscaping in those lots as that could cause more problems than benefits.

Winholtz asked if TPG had a suggestion about where required RV parking should be located. Charlie said they do think it would be beneficial for the City to designate a specific area based on what the City's impact areas are from those vehicles.

Luhr asked how seasonal fishing traffic parking would potentially be addressed as well as employee parking. Ambo noted that Mr. Algert from the Harbor Department is present today to potentially talk about Metered Parking in the Embarcadero Parking lot.

Mayor Peters asked for comments from the Councilmembers and Commissioners:

Peirce: Specific hours for deliveries and designated areas for parking for the delivery trucks during specific hours; in favor of angled parking wherever we can make it work— feels it is feasible; in favor of shared parking; in favor of off-site employee parking – should be safe; in lieu fees may be detrimental to businesses trying to redevelop; in favor of altering the parking time limits and for enforcing them.

Winholtz: Would like to see private lots and some of the residential areas removed from the ratios in the study; not in favor of making what is currently our minimum requirements into maximums, not in favor of changing the three hour time limit on the Embarcadero; review trolley times for efficiency; how does Dial-A-Ride interface with RTA routes; "seniors" age needs to be defined; in favor of adding benches to trolley stops; addressing signage is very important; shared parking and employee parking is ok to look at; not concerned about delivery trucks; not sure about angled parking; pedestrian enhancements have to come into play; ok with in lieu fees.

Grantham: Felt document is very real and reflects the reality of the situation. Would like to know how the Harborwalk Project will affect the Rock Parking Lot; in favor of angled parking; feels delivery trucks are an issue.

DeMeritt: Not in favor of grand fathered parking; in favor of shared parking in written form; keep in lieu fee as a way of encouraging creative design; not in favor of angled parking; signage needs to be improved immediately; enforcement should be put in place in 2008; in favor of limits on delivery trucks sooner than 2009 and would like to see them limited as of 9 a.m.; website should have more information on hand and sooner; increase trolley schedule especially for big event weekends.

Ream for Woodson: Report is right on track, but the plan implementation on page 80 should be accelerated; institute Embarcadero Trolley as soon as possible by applying for grants for Trolley purchase and implementing necessary

budgetary processes; retain TPG Consulting to develop within 12 months an Embarcadero Circulation Plan and a Pedestrian Plan funding by the Parking In-Lieu Fund; direct Staff to create an ordinance that allows joint parking to be less than sum total required on pages 44 and 45; create an ordinance to control deliveries; create an ordinance to allow credit for on street parking; expand parking in lieu fee parking management plan to study areas on page 71; require all parking in lieu fees to be paid prior to occupancy; construct the TPG designed pedestrian improvement and Embarcadero at Beach Street (Figure #16) in 2008 tying in the new rock boardwalk funded by the parking in lieu fee.

Ream: Felt the Front Street parking lot will be put to better use when the Harborwalk is completed; core parking time limit should be left at three hours; enforcement of time limits on the Embarcadero could cause a bad taste in the mouth of visitors; opposed to angled parking on Market St.; delivery trucks should be allowed until 10 a.m. then designated to other areas; no changes in parking on Main Street; in favor of shared parking; in lieu fees should remain as they are, signage should be addressed immediately and paid for by the in lieu funds.

Lucas: Signage is very important; in favor of increasing the use of the trolley; implement a pedestrian plan immediately; in favor of using the high school parking lot for special events.

Luhr: Implement action plan immediately, especially the signage and the increased Trolley program; in favor of angled parking on Morro Bay Blvd.; grandfather parking is a great tool for redevelopment of historic sites; in favor of in lieu fees and are a great bargaining tool for encouraging creative development; in favor of looking at employee parking and turning over the long term parking.

Johnson: In favor of shared parking; signage is very important; delivery truck hours need to be implemented; increase trolley use and purchase another one, but consider an electric style trolley; pedestrian enhancements very important; work with Promotions Committee on using limo services to bring tourists into town.

Mayor Peters summarized:

Signage for parking and directional as soon as possible – all in favor

Public information – all in favor

Shared Parking – all in favor

Employee Parking – all in favor

Expanded Trolley Service/Electric Trolley – all in favor

Delivery Truck Parking – all in favor of implementing

Angled Parking – ½ and ½ - Mayor Peters would suggest looking at it on Market

Pedestrian Enhancements – all in favor

Alteration of time limits – all in favor of keeping it at 3 hours – potentially expanding it to the City lot

In Lieu Fees – Most in favor of keeping them – Mayor Peters not in favor

Green Parking – Some in favor but without losing spaces or making spaces too small

Grandfathered Parking – did not appear to be a consensus one way or the other

Winholtz asked to have the text changed to expand the peak season to be from May 1 thru the first weekend in October, define the age for “seniors” and analyze without Private Lots.

DeMeritt wants to remain flexible and get to a point where they can adopt this Parking Management Plan and get it out of a draft state.

Mayor Peters felt there is a consensus to have this item brought back with the suggested changes to the Council on their Consent Calendar.

VII. ADJOURN CITY COUNCIL

Mayor Peters adjourned the City Council at 5:00 p.m. to their next regularly scheduled City Council meeting at the Veterans Hall, 209 Surf Street, on Monday, September 24, 2007.

Chairperson Johnson called for a break until 6:00 p.m.

VIII. CALL REGULAR PLANNING COMMISSION MEETING TO ORDER

Chairperson Johnson called the Planning Commission meeting to order at 6:00 p.m.

IX. ACCEPTANCE OF AGENDA

Grossman recommended adding to the agenda an item to Consider Cancellation of the October Planning Commission Meetings.

MOTION: Ream, Lucas 2nd to accept the agenda as revised. VOTE: 4-0.

X. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the September 10, 2007 meeting, City Council:

- Approved the appeal of the City sub-division on Coral Avenue and suggested some changes be made to the sub-division plan and that plan come back to the Council.
- Denied the request to have the affordable housing requirement eliminated from the Main and Driftwood project.
- Opened the hearing on Development Impact Fees and directed Staff to put a resolution on to adopt the fees at the September 24th Meeting. If they were adopted they would go into effect on November 26th.
- Approved a memorandum of agreement between the City and the County that had to do with the LAFCO Sphere of Influence Municipal Service Review. The hearing is scheduled for this Thursday, the Mayor has asked for a continuance due to a conflict with another City meeting.
- Conducted the hearing on Curb, Gutter and Sidewalks and directed Staff to make amendments to eliminate the requirement in residential areas.
- Directed Staff to come back with an urgency ordinance to elevate the level of review on homes over 2500 square feet to the Planning Commission.

At the September 24, 2007 meeting, Ambo said Council would:

- Hold the hearing on the Development Impact Fees

Lucas asked for an update on the Neighborhood Compatibility Meeting that was held on September 15. Ambo updated the Commission and reminded them of the fourth meeting in the series which will be held on September 29th from 10 a.m. to 12 p.m. at the Veterans Memorial Building.

Luhr asked how the Sphere of Influence would affect us. Ambo explained the potential affects. Luhr also asked about the Antique store on Main Street and their banners that have been up for a while; Rachel said she would contact them via letter to ask them to remove them.

XI. PUBLIC COMMENT:

Peter Candela, representing the Chamber of Commerce announced the Avocado & Margarita Festival that will take place September 22nd from 11 a.m. to 6 p.m. on the Embarcadero.

Susan Heinemann announced the two Dog Events at Lemos on September 29th from 10 a.m. to 4 p.m.

Johnson closed the Public Comment, seeing no further comment.

XII. CONSENT CALENDAR

Approval of minutes from hearing held on September 4, 2007

MOTION: Ream, Luhr 2nd to approve the minutes as presented. VOTE: 4-0.

XIII. PRESENTATIONS – None.

XIV. FUTURE AGENDA ITEMS

Pedestrian pathway and circulation plan.

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

More effective announcement of Planning Commission agendas.

XV. PUBLIC HEARINGS

A. Site Location: 2740 Dogwood Ave. in the R-1/S.2 zoning district. Applicant: Ken & Lisa Blackwell. The applicant requests Conditional Use Permit to construct a 648 square foot second floor addition to an existing nonconforming residence. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorically exempt, Class 1, Section 15301). Staff Recommendation: Continue, date uncertain. Staff Contact: Rachel Grossman, Associate Planner, 772-6261.

Grossman noted this item had been continued to date uncertain due to some unforeseen difficulties with the project.

Johnson opened and closed the Public Hearing.

MOTION: Ream, Lucas 2nd to continue the item to a date uncertain. VOTE: 4 – 0.

XVI. OLD BUSINESS

- A. Current Planning Processing List
 - Projects submitted for Administrative Approval (not single-family residential unless in MCR)
 - 1. None

XVII. NEW BUSINESS

Grossman recommended canceling both of the meetings in October due to Staff not having any projects ready to come before the Commission.

MOTION: Ream, Luhr 2nd to cancel both of the October meetings. VOTE: 4 – 0.

XVIII. ADJOURNMENT

Chairperson Johnson adjourned the meeting at 6:23 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, November 5, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary