

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, August 7, 2006

Chairperson Sarah McCandliss
Vice-Chair Bill Woodson Commissioner Gary Ream
Commissioner Nancy Johnson Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Commissioner Ream led the pledge.

III. ROLL CALL

McCandliss asked that the record reflect all Commissioners are present.

Staff Present: Michael Prater, Rachel Grossman, Bill Boucher, Fire Chief Mike Pond and Kimberly Peeples.

IV. ACCEPTANCE OF AGENDA

MOTION: Johnson, Woodson 2nd to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/Written COMMUNICATIONS – None.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 17, 2006

Woodson asked for an addition to be made on page 3, mid-way down the page, to have added to the end of the first permit condition " as stipulated in Exhibit B".

MOTION: Ream, Tefft 2nd to approve the minutes as revised. VOTE: 5-0.

VII. PRESENTATIONS – None.

VIII. ORAL COMMUNICATIONS:

Susan Heinemann & Marie Jaqua announced the Concert in the Park on August 12 at City Park to celebrate how far we have come for Universal Healthcare for All.

Betty Forsythe thanked the Commissioners for the job they do in helping to make Morro Bay a wonderful place.

Richard Sadowski, representing the Ocean Outfall Group, spoke about his concerns of the sewer system and the flow rates coming out of Cayucos.

Joey Racano, representing the Ocean Outfall Group, announced the TAB meeting to be held on September 2 and the Fish and Game Meeting to be held on August 10, 2006.

Marla Bruton, representing the Ocean Outfall Group, had follow up comments from a previous meeting.

Tom Laurie, spoke about the concerns he has about the advertising kiosks on the Embarcadero.

Nancy Johnson announced the Dahlia Daze celebration to take place on August 18 at the Morro Bay Library.

Woodson announced the Fish and Game Meeting to be held at the Veterans Building on Thursday from 2 – 4 p.m.

IX. FUTURE AGENDA ITEMS – None.

X. PUBLIC HEARINGS

A. Site Location: 1130 Scott Avenue in the C-2/PD/SP District. Applicant: Dunes Valley View. The applicant is requesting a Conditional Use Permit, and Coastal Development Permit to construct a new two story commercial and residential unit (2,544 square feet) the ground level will be commercial storage with a bathroom of 1,320 sq ft with an associated second story office and bathroom of 333 sq ft totaling 1,653 sq ft. The second story will also have a residential security unit (1 bedroom 1 bath apartment – 940 sq ft). The parking provided meets the required one-car covered carport as an enclosed garage and the commercial parking space will be pay-in-lieu fees of 1 space. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption Section 15303, Class 3). Staff Recommendation: Conditionally approve the project.
Staff Contact: Mike Prater, Senior Planner, 772-6261.

Commissioner Johnson and Commission Woodson stepped down from the review of this project due to the close proximity of their residences to the project site.

Prater presented the staff report noting the changes the applicant made based upon Staff's previous suggestions. Items questioned by the Commissioners and addressed by Prater were:

- ADA parking requirement
- Number of parking spaces required with the revision
- Number of spaces to be paid in-lieu
- Location of the trash enclosure.

McCandliss opened the Public Hearing asking the applicant for the project to address the Commission. Jeff Edwards, agent for the applicant, addressed the Commission and made himself available for questions. Jeff Edwards addressed how the commercial space will not be turned into residential space now and in the future.

Marla Bruton, spoke against the project and noted the many other projects Jeff Edwards and John MacDonald have been involved with in the area.

Joey Racano, spoke against the project.

Roger Ewing, spoke against the project noting the strong residential nature of this project in a commercial area.

Tom Laurie, Morro Bay Resident, agreed the project does meet the rules, but does not fit the area.

Seeing no further comment, McCandliss closed the Public Hearing and brought the item back to the Commission for discussion. During discussion the Commissioners questioned and discussed the following items:

- How in-lieu fees are applied
- Requirement of an ADA parking space
- Active business license at all times as a guarantee the use will remain the same
- Annual report should be required as another guarantee the use will remain the same

While all of the Commissioners would like a way to guarantee the use, they all spoke in favor of the project.

MOTION: Ream, Tefft 2nd to approve the project as presented. VOTE: 3-0.

- B. Site Location: Morro Bay State Park in the OA-2/PD District. Applicant: State of California. The applicant is requesting Coastal Development Permit approval for the construction of a new sewage pump station, the rehabilitation of a second pump station, replacement of approximately 1,000 linear feet of gravity sewer main, and the rehabilitation of approximately 1,600 linear feet of existing sewer lines. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared and was filed with OPR on March 4, 2004). Staff Recommendation: Conditionally approve the project.
Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman presented the staff report noting the improvements this project presents and Staff's strong support of the project. Bill Boucher spoke about the status of the manhole and the force main, noting the new State regulations the City will be responsible for and the possibility of State Parks having to get their own permit.

The Commissioners questioned the following items, which were satisfactorily addressed by City Staff:

- Difference in pressure from the force main of the Inn at Morro Bay and State Parks' force main
- What is Staff trying to achieve by requiring only an inspection and not the repair of the manhole.
- Size of the pipes and if they are adequate
- Recent complaints about gases being emitted from the manhole
- Would running a camera through the force main show any potential problems
- Ownership of the lines, the force main and the manhole were clarified
- Responsibility of the repair of the manhole
- Options for repairing the manhole
- If the City's main concern is the repair of the manhole
- Flow rates from State Parks and from the Inn at Morro Bay
- Process after approval at the Planning Commission level
- Had a check valve been considered to help prevent sewer gases from the manhole

McCandliss opened the Public Hearing and asked the applicant to address the Commission. Gary Leach representative of the applicant addressed the Commission and answered questions about the following items:

- If funds would be available in the near future for repair of the force main
- Containment structure for the pump station near Bay Side Cafe and if there has ever been a problem at that site.
- How much containment time do the structures provide
- If an inspection has already been done on the force main
- Can the force main inspection done remotely

Gary Leach asked to have condition number 11 removed from the permit.

Joey Racano, representing the Ocean Outfall Group, spoke against the project.

Marla Bruton, representing the Ocean Outfall Group, spoke about the emergency infrastructure bond the State Parks received a couple years ago to repair the infrastructure and also spoke against the project.

Seeing no further comments McCandliss closed the public hearing.

McCandliss called for a break. McCandliss called the meeting back to order at 7:51 p.m.

During discussion the Commissioners came to a general consensus to approve the project as presented.

MOTION: Tefft, Woodson 2nd to approve the project as presented.

REVISED MOTION: Tefft, Woodson 2nd to approve the project with item 11 as interpreted by the Commission.
VOTE: 5-0.

- C. GENERAL PLAN/COASTAL LAND USE PLAN UPDATE: The Planning Commission will conduct a hearing to recommend the Draft General Plan/Coastal Land Use Plan for the Safety Element and Maps to the City Council for their consideration of forwarding the draft to the California Coastal Commission for their review and certification. This hearing will discuss the Safety Element section, and include an orientation focusing on the purpose in updating this Element, and include a background discussion on the public review process to date. The City Council previously adopted the Negative Declaration pursuant to the applicable provisions of the California Environmental Quality Act (CEQA). Copies may be reviewed at the Public Services Department, 955 Shasta Avenue, Morro Bay or at the Morro Bay Public Library. The draft is also available at the City of Morro Bay web site at: www.morro-bay.ca.us/public.html
Staff Contact: Mike Prater, Senior Planner, 772-6261.

Prater presented the Staff report noting the history of this document. The Commissioners expressed a number of concerns and asked for a number of items to be clarified, which were all addressed by City Staff.

- Chain of Command in case of emergency
- Recovery process for the City of Morro Bay
- How emergency personnel would get into the City in case of an evacuation
- If CERT training is required for all City Employees
- An Emergency Center should be addressed specifically in this document
- The language in Implementation Measure S-1C seems too simple
- Requirement to update communication technology to be coordinated with State and Federal agencies
- Terrorism and if it should be addressed in this plan
- Morro Bay's " Safe Harbor" status and what can be added to this document to protect that status
- The fault hazards on Figure S-1 need to be indicated
- The maps in Figure S-1 and S-2 need to be updated
- In Implementation Measure S-6A tsunami risk needs to be addressed in addition to floods
- Defibrillators in public locations
- Standards should be developed with specific details that address Implementation Measure S-21B
- Emergency Preparedness Plans should be made available to the public on the City's website.
- Address change in elevation and climate changes due to global warming
- If a map that shows all the location of all the bodies of water in Morro Bay could be added
- Periodic safety inspections by the City
- Storm surge; high seas

McCandliss opened the public hearing, seeing the no comment McCandliss closed the Public Hearing.

MOTION: McCandliss, Woodson 2nd to approve the document with the proposed changes. VOTE: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 9:09 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, August 21, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Michael Prater
Secretary