

CITY OF MORRO BAY  
JOINT CITY COUNCIL and  
PLANNING COMMISSION  
SYNOPSIS MINUTES

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

Veteran's Memorial Building  
Joint Meeting, 5:00 p.m.

209 Surf Street, Morro Bay  
Monday, March 15, 2010

Janice Peters - Mayor  
Betty Winholtz - Vice Mayor  
Rick Grantham - Council Member  
Carla Borchard - Council Member  
Noah Smukler - Council Member

Nancy Johnson - Chairperson  
Gerald Luhr - Vice Chairperson  
Michael Lucas - Commissioner  
John Diodati - Commissioner  
Jamie Irons - Commissioner

I. CALL JOINT MEETING TO ORDER

Mayor Peters established a quorum and called the meeting to order at 5:00 p.m.

Staff present included Andrea Lueker, Rob Schultz, Rob Livick, Kathleen Wold, Genene Lehotsky, and Cindy Jacinth

II. PLEDGE OF ALLEGIANCE

III. DUTIES AND RESPONSIBILITIES

Pursuant to the Municipal Code Section 2.28.120D, the Planning Commission shall meet with City Council twice each year to discuss proposed policies, programs, goals and objectives, budgeting, future planning, or any other planning matter requiring joint deliberation.

IV. PUBLIC COMMENT

Mayor Peters opened the Public Comment period. Hearing none, Public Comment was closed.

V. JOINT MEETING DISCUSSION ITEMS

City Council and the Planning Commission made comments on the following topics of discussion:

1. Bruce Gibson, County of San Luis Obispo Supervisor, introduced Chuck Stevenson and Mike Wulkan from the County of San Luis Obispo Planning Department who gave a presentation on the County's Land Use Element Update Process. Council Members and Commissioners discussed public outreach efforts, unincorporated areas, growth management issues and watershed issues. Wulkan clarified input will be sought on policies. Gibson discussed the notion of transferring development potential across city limits. Wulkan stated regional workshops will be scheduled and additional workshops are a good idea if the City is willing to participate.

Mayor Peters switched to Discussion item #6.

2. Commissioner Diodati commented on the involvement of the Planning Commission in the pro/con analysis regarding the sale of City property and stated the Planning Commission could offer its input on properties for sale from a planning perspective in addition to the fiscal impacts. Borchard stated Council looks at all aspects, not just fiscal, when property is available for sale including potential land use. Winholtz said since the Planning Commission is the advisory body to the Council, the Commission should take the initiative to offer this type of

input. Council Members discussed some types of property are more suitable to receiving Planning Commission input than others. Rob Schultz stated there is a list of surplus property that is available for the Commission to provide input, and clarified once properties receive offers, it would be difficult for Commission to provide input. Luhr said one benefit of the Council receiving input from the Planning Commission is to condition the sale to include an added public benefit.

Mayor Peters switched to Discussion item #5.

3. Rob Schultz, Council Members and Commissioners had discussion regarding hiring a lobbyist to assist in securing the General Plan and Zoning Ordinance from the California Coastal Commission and said better communication is needed with the Coastal Commission. Council Members and Commissioners discussed the possibility of withdrawing the Local Coastal Plan (LCP) from the Coastal Commission without further delaying the process. San Luis Obispo County Supervisor Gibson discussed ideas on successfully working with the Coastal Commission staff. He clarified that County Planning staff is available to meet with the City Planning staff to discuss tips on working with the Coastal Commission. Lueker said staff has tentatively scheduled a meeting with the Coastal Commission to discuss the certification of the Zoning Ordinance and General Plan.

Mayor Peters moved to Discussion item #2.

4. Luhr presented an update on the Downtown Visioning / Revitalization Plan and stated the Committee has made progress with a contract signed with Cal Poly. Advisory meetings have been set. Peters asked what kind of outreach there has been with the business community. Luhr stated feedback from the business community has been positive. Smukler asked Luhr to explain how this effort is phased into the long-term plan. Luhr announced the project has been renamed the Downtown Enhancement Project, Phase 1. Winholtz suggested inviting an advisory body such as the Public Works Advisory Board (PWAB) to attend the meetings. Luhr said meetings are open to the public. Smukler said a final meeting presentation is June 7<sup>th</sup> and it is a regularly scheduled Council meeting day. Smukler inquired if Council Members want to have a joint meeting and Council Members responded no.

## VI. CONTINUE JOINT CITY COUNCIL / PLANNING COMMISSION MEETING

Mayor Peters continued the joint meeting until after the Planning Commission meeting adjourned.

## VII. RECONVENE JOINT CITY COUNCIL / PLANNING COMMISSION MEETING

Mayor Peters reconvened the Joint Meeting at 6:11p.m. and began discussion of Joint Meeting Item #3.

5. Livick formally introduced Cindy Jacinth, Housing Programs Coordinator for the City of Morro Bay, who presented an update and staff report on the AB 811 program, a property-assessed clean energy program. Commissioners and Council Members asked if the program is voluntary and when and how much funding will be available. Jacinth clarified the program is voluntary and there is no maximum funding amount as financing improvements will be through sale of bonds. Luhr and Smukler asked if materials for efficiency improvements can be required to be American-made. Livick clarified the program is still being designed and comments will be submitted to the State program administrator.
6. Irons discussed the Tree Replacement program and stated he is looking for references or guidelines as to what is a proper replacement. Commissioners and Council Members continued discussing the 2 to 1 replacement policy and whether regulations should be codified in a more

formal approach. Livick clarified that 2 to 1 is a common ratio and the intended tree replacements should be on or near the site. Livick recommended the tree replacement requirement be applied on a project-by-project basis. Winholtz asked staff to clarify when landscaping plans are required to be submitted. Wold responded at the Precise Plan stage.

VIII. ADJOURN JOINT CITY COUNCIL/ PLANNING COMMISSION MEETING

Mayor Peters adjourned the meeting at 6:50 p.m.

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Janice Peters, Mayor

ATTEST:

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Rob Livick, Secretary