

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
May 3, 2010

Chairperson Nancy Johnson

Vice-Chairperson Gerald Luhr
Commissioner Jamie Irons

Commissioner Michael Lucas
Commissioner John Diodati

Rob Livick, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Chairperson Johnson noted Gerald Luhr is absent. All other Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis, Rob Schultz and Cindy Jacinth

IV. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on action taken at the April 26, 2010 City Council meeting and also on items scheduled for the May 10, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened public comment.

- Susan Heinem, resident of Morro Bay, announced the Estero Community Organic Garden barbeque will be held on Sunday May 23rd from 1-4pm on Ironwood Avenue. For more information, call 772-7828
- Roger Ewing, resident of Morro Bay, applauded the Planning Commission for their action at the last meeting regarding the public hearing at 1290 Embarcadero
- Amy Burton, Morro Bay resident of the Beach Tract neighborhood, spoke in favor of designating the Beach Tract Bicycle Path as a Class I bike path instead of a Class II designation. She urged the Commission to consider pedestrian safety and recommended that Sandalwood be made a one way street with speed bumps and Easter Street be closed to Highway 1 traffic
- The following residents spoke in favor of the proposed recommendations made by Amy Burton:
- Josh Beckett, property owner in the Beach tract neighborhood of Morro Bay
- Nate Ditmore, resident and business owner of Morro Bay
- Christine Johnson, resident of Beach Tract neighborhood. She also announced the first ever Family Bike Parade to be held on July 4th by the Morro Bay Citizens Bike Committee
- Christina Montenerro, resident of Beach Tract neighborhood

- Julie Ditmore, resident of Beach Tract neighborhood. She said childhood obesity is increasing at an alarming rate. She believes Morro Bay could be a leader in this by improving the bike lane to improve physical fitness

Hearing no further comment, Johnson closed public comment.

Lucas asked Livick if the bike path is an either-or situation in regards to the one on Main Street and the one on Beachcomber as being Class I. Livick responded no. They are both necessary and doable. Commissioners agreed the public comment on the proposed bike plan is welcome and helpful.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on April 19, 2010

MOTION: Lucas/ Diodati 2nd to approve the minutes as amended.

Lucas wanted to clarify his comments listed on page 3, the fifth paragraph from the bottom which states his desire to seek a letter from the City's Public Works Director stating the City's water supplies would not be damaged. He stated that "damaged" implies the wells itself, whereas his concern was more of a volumetric concern. He said to state the City's water supplies "would not be compromised" more accurately describes his comments.

VOTE: 4-0.

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

A. Downtown Visioning (Planning Commission Subcommittee).

Diodati briefly reported the second meeting of the Downtown Visioning committee received proposals from the Cal Poly teams with many great ideas.

B. Restrictions/rules on installing gates on driveways for residential and commercial properties.

C. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan.

D. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. PUBLIC HEARINGS

A. **Site Location:** 1290 Embarcadero

Applicant: Steve Goschke

Request: For a Coastal Development Permit (CP0-290) to allow the abandonment of an existing well and the drilling of a new well. The existing well #3 will be decommissioned and backfilled. The pump house associated with the existing well will be relocated to the new well site.

Recommended CEQA Determination: Adopt a Mitigated Negative Declaration

Staff Recommendation: Review and take action on Coastal Development Permit and Mitigated Negative Declaration.

Staff Contact: Sierra Davis, Planning Intern (805) 772-6297

Irons recused himself from the public hearing due to a conflict of interest.

Davis presented the staff report.

Livick noted he did not provide a letter regarding the aquifer. He stated that Rob Schultz is present and will talk about the City's water rights.

Rob Schultz spoke and clarified the City's water rights and that the rights of Dynegy pre-date the City's incorporation. Schultz also spoke of previous extensive studies done during the CEC hearings which concluded that no long term impacts were identified.

Schultz stated that since this project is just replacing a well, he does not see any impacts to the City's well based on his knowledge and the fact that Dynegy does have riparian rights which are superior to the City's rights. Schultz noted the Commission could choose to require conditions that water from on site wells will be used only for maintenance, firefighting, landscaping, and potable water.

Lucas and Schultz discussed general water rights pertaining to monitoring water use, if the use of the site were to change and sphere of influence.

Schultz stated he is available at any time to attend Planning Commission meetings.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

Steve Goschke spoke and clarified the capacity of the wells. Current plant usage is about 1 gallon per minute or 500,000 gallons per year.

Johnson closed the public hearing and brought it back to Commissioners for discussion.

Commissioners discussed the conditions they would like to see placed on this project including the conditions discussed at the last Planning Commission meeting.

Diodati asked if the Commission can condition the applicant to conserve their own water. Schultz said no, because it is their own water.

MOTION: Diodati / Lucas 2nd to approve the project with the following conditions:

- Bike path shall include a "T" cut for the trench within 18 inches on either side allowance, including a 5 year warranty of the trench for failures or cosmetic imperfections
- The slab of the pump site shall be removed
- The water shall only be used for on-site purposes such as landscaping, maintenance, fire protection, and potable water

VOTE: 3-0.

Commissioner Irons rejoined the Planning Commission Meeting.

B. This item has been requested to be continued to the May 17, 2010 meeting.

Site Location: 571 Embarcadero

Applicant: Abba Imani, applicant/ Cathy Novak, agent

Request: The applicant has submitted for a Use Permit (UP0-260) to allow modifications to an existing commercial building located 571 Embarcadero. The building, known as the Salt building, is approximately 2996 square feet. The proposed additions/modifications will add approximately 40 square feet for the relocation of the patio and approximately 80 square feet for a new walkway. The existing sidewalk along Embarcadero Road will be widened to eight feet in order to meet City standard compliance.

Recommended CEQA Determination: Adopt a Mitigated Negative Declaration

Staff Recommendation: Review and take action on Use Permit and Mitigated Negative Declaration.

Staff Contact: Sierra Davis, Planning Intern (805) 772-6211

MOTION: Irons/ Lucas 2nd to continue this item to the May 17, 2010 Planning Commission meeting.

VOTE: 4-0

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold clarified the sign ordinance. A report was taken to the City Council regarding the A frame sign ordinance and it will be brought back to the Planning Commission for review and comment as a Public Hearing item.

XII. NEW BUSINESS

A. Presentation from the Citizen's Tree committee on their Landmark Tree Proposal.

Taylor Newton, Noah Smukler and Wallace McCray gave a presentation on the Landmark Tree Proposal.

Smukler noted the group's goal was not to come up with policies but to keep it broad and develop the concept.

Commissioners inquired about the general ways to nominate a tree and the process. Livick clarified this stage is to hear the concept ideas and not make decisions.

Newton clarified the definition of a landmark tree and anyone can nominate a tree based on the criteria.

Commissioners discussed the various proposal steps of the Landmark Tree Recommendation Plan.

MOTION: Irons/Lucas 2nd to accept the Landmark Tree Proposal report as is and move it forward.
VOTE 4-0

B. Presentation from Rob Livick, City Engineer, on the Bike Plan and the Pedestrian Plan.

Livick presented the staff report for the Bike Plan.

Livick stated the Public Works Advisory Board reviewed the Bike Plan at their last meeting and made recommendations to make better connections to increase accessibility to all users.

Diodati asked Livick if the City has a bicycle plaque donation program. Livick said no, but it would be appropriate to add such a program to the bike plan document.

Commissioners continued discussion regarding locations that would benefit from being added to the Bike Plan.

Livick stated the Public Works Advisory Board recommended the Class I Bike Path be extended up the hill to Beach Street. Unfortunately there is insufficient right of way and development too close to the right of way in order to continue the Class I bike path up to Beach St. The alternative is to continue the Bike Path on Morro Avenue up to Surf Street and then access the Class I bike path at the intersection of Surf and Main Streets.

Commissioners continued lengthy discussion on the following topics:

- Economic benefits of having Bike Paths
- Improving Bike Paths in the City by elevating Class II path locations to Class I
- Scenic versus functional uses of Bike Paths

- Mechanisms available to address speed issues
- Move the bridge project from mid-term to short term project scope
- Improved funding sources available to the City with a certified Bike Plan.

Livick clarified having a certified bike plan is the first step to be able to apply for funding sources. In addition, any proposed bridge would have to be a clear span bridge and from a floodplain management standpoint it would be a very long bridge.

MOTION: Diodati/ Lucas 2nd to make the following recommendations to staff:

1. Develop a Plaques for Racks program
2. Change the proposed Class II Paths to Class I Paths on the projects entitled: Beach Tract Bicycle Improvements, North Embarcadero, Morro Strand Multi-use Path and North Embarcadero Extension/Cayucos Connector.
3. Develop Class I trails where feasible, especially on coastal routes
4. Move the bridge over Morro Creek into the short term 0-5 year project scope
5. Work with State Park to make State Park Road a Class I Bike Path
6. Forward the plan onto City Council

VOTE: 4-0

MOTION: Diodati/ Lucas 2nd moved to continue pedestrian plan to next meeting when Luhr can be present. VOTE: 4-0.

XII. ADJOURNMENT

Johnson adjourned the meeting at 8:26p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, May 17, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary