



CITY OF MORRO BAY
CITY COUNCIL/
PLANNING COMMISSION
JOINT MEETING
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 30, 2009

Janice Peters, Mayor	Nancy Johnson, Chairperson
Betty Winholtz Vice-Mayor	John Diodati, Commissioner
Carla Borchard, Council Member	Jamie Irons, Commissioner
Rick Grantham, Council Member	Michael Lucas, Commissioner
Noah Smukler, Council Member	Gerald Luhr, Commissioner

I. ESTABLISH QUORUM AND CALL MEETING TO ORDER

Chair Johnson established a quorum and called the meeting to order at 6:16 p.m.

Staff present included Andrea Lueker, Bruce Ambo, Kathleen Wold, Genene Lehotsky, Dylan Wade, Dan Doris and Christine Rogers.

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 PERIOD - Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so at this time.

Mayor Peters opened the Public Comment on any issue other than the Downtown Visioning item.

David Weisman, Outreach Coordination for the Alliance for Nuclear Responsibility – Spoke in support of requiring PG&E to contract a three dimensional seismic reflection map image of the newly discovered and existing faults offshore of the Diablo Canyon Power Plant, prior to the approval of the license renewal application. He encouraged council to draft a letter requesting that the studies be completed before any rate payer funding is released.

Richard Marguson - Spoke in support of the Needs and Wishes Fundraiser. He shared that everything for the event is donated with no overhead budget. There will be an auction for Lunch with a Supervisor. For additional information call 528-5800.

Gerry Walsh – Reiterated that the Needs and Wishes Fundraiser is on Saturday, December 12th, at the South Bay Community Center. Offered thanks for the many donations.

Mayor Peters closed the Public Comment.

V. JOINT MEETING DISCUSSION ITEMS

1. Report and Update from the Visioning Subcommittee

Gerald Luhr presented the report prepared by himself, Noah Smukler and John Diodati, which included a brief review of the following:

- Background
 - Subcommittee formed per the direction give at the Joint PC/CC meeting of March 30, 2009.
- Visioning Document Review
- Form Based Guidelines and Common Themes
- Cal Poly Downtown Visioning Proposal (Draft Downtown Specific Plan)
 - Understanding the City's needs
 - Visioning and Conceptual Development
 - Specific Plan Development
 - Draft Downtown Specific Plan (4 documents– 1 for each graduate team)
- Conclusion – Recommendation for Staff to bring funding plan to City Council at next meeting and agendize for discussion/approval.

Discussion followed:

- Cal Poly projects have won national awards for quality of work.
- Common pitfalls include the translation of the images into code and the code amendment process. Many of the plans referenced in the inventory have not yet been implemented, or are on hold pending Coastal Commission review or zoning codification. The process becomes more critical when you get into general plan policies, which are then certified and translated into regulations in the zoning ordinance.
- Because of the Coastal Commission review required, it may be more difficult to accomplish such projects in Morro Bay than in San Luis Obispo, which does not have that additional level of review.

Mayor Peters opened the Public Comment. Seeing no further comments, the Public Comment was closed.

Ms. Lueker clarified the request is for Staff to come back with some idea of where the funding might come from prior to the December deadline.

Additional discussion followed regarding funding limitations, community outreach, out of town property owners, and the inclusion of street fairs in plan development.

Ms. Borchard announced there would be a meeting tomorrow at 5:30 p.m. at Coalesce Bookstore to review the potential of moving the Farmer's Market down to the Embarcadero. She expressed concern regarding impacts to the uptown area should this occur. She reminded the group of the grant funds available previously for façade improvements that were not utilized. Perhaps this will help renew interest in a program of that type.

MOTION: Smukler, Borchard 2nd to direct staff to bring back options for funding the Cal Poly Downtown Visioning proposal at the December 14th meeting in a not to exceed amount of \$10,000.00. VOTE: 5-0

Ms. Winholtz indicated a desire to see this funding come from the sale of Brannigans, which was purchased for the purpose of connecting the Embarcadero and Downtown areas.

2. California Environmental Quality Act (CEQA) Workshop

Mr. Ambo provided a brief introduction, encouraging the group to address any questions they may have regarding the Environmental Impact Report portion in light of the Waste Water Treatment Plant EIR that will be forthcoming.

Kathleen Wold presented the report, which included the following review:

- Origins and Purpose
- The Rules
- The Process
- Major Issues and Concepts

For additional information, the presentation materials, which detail the review, are available at the City Website under the Planning Division webpage: www.morro-bay.ca.us/planning.

Discussion occurred regarding the following:

- Baseline analysis in regard to alternatives, specifically that the treatment plant is an existing project which reflects a much different baseline than a new project might have.
- An EIR as rule has a five-year life span. If the project changes significantly, standards change, etc., an amendment or new document may be required.
- The "No Project Alternative" is required analysis in every EIR document.
- A determination of inadequate analysis could result in a challenge to the EIR.
- It is unknown at this time what analysis may be required for Sea Level Rise, etc. The City would rely on the environmental consultant's expertise.

- Resources are available for identifying the types of conditions a property might have in areas that do not require a disclosure. Mr. Ambo confirmed that while Staff can complete informal review, an Archaeologist should evaluate cultural resources. The Initial Study Checklist would address these issues. There is not always a means of identifying these resources in advance.

3. Consider Reducing Planning Commission Meeting to Once a Month

Chair Johnson invited input.

Discussion followed pertaining to the efficient use of staffing resources, alternate activities for the second meeting of the month, maintaining two meetings when there are projects requiring review, streamlining of the cancellation process, and the use of caution when continuing meetings to a date certain. It was noted that while completing research would be beneficial, forming new policy without the benefit of staff input may not be productive.

Mr. Diodati clarified his intention in bringing this issue to the City Council's attention. The downturn in the economy has resulted in lighter agenda, which at times did not seem adequately productive. He supported either cancelling the second meeting in the month, or utilizing it to accomplish some of the long term planning projects that have been identified.

Ms. Borchard inquired as to what the cancellation maximum date is in the policy and addressed impacts to the AGP contract for televising the meeting. Ms. Lueker responded that the policy states it must be noticed on the meeting prior. The current policy makes it almost impossible to cancel a Planning Commission meeting during a short time period.

Ms. Borchard addressed contracting out projects when we have so little going through the system. Ms. Wold stated she anticipates projects will be processed in a more timely fashion now that there is adequate staffing who have had some time to familiarize themselves with policies and regulations. She reminded the group that the required Initial Study is a thirty-page document that requires a great deal of concentrated time.

Mayor Peters agreed with amending the cancellation policy.

Agreed by consensus to agendaize review of potential changes to the cancellation policy for Planning Commission meetings.

Chair Johnson addressed a request for pro/con analysis related to sale of City property. Mayor Peters responded that the issue was not on the agenda.

4. Discussion on Pedestrian Plan

Mr. Irons requested this discussion to address current status and to get direction from the Council on moving forward. He pointed out that the visioning documents reinforce the desire for a Pedestrian Plan as a common theme.

Discussion followed regarding existing regulations in place, changes to ADA requirements, the potential to combine these efforts with the Bike Pathway Plan currently in process.

Agreed by consensus to direct the City Engineer to prepare a report to the Planning Commission regarding new regulations and the feasibility of combining the two efforts.

5. Greywater Systems and Permitting

Mr. Irons clarified the recommendation, to waive the permitting fee in an effort to promote the use of the greywater program. He stated that per conversations with Dan Doris this might not be the best course. Mr. Smukler shared that at the time the presentation occurred, there was no opportunity to broadcast the event. An update could be presented to the City Council to allow this opportunity.

Mr. Grantham pointed out that the Planning and Inspection fees have been reduced by 20% and now simply cover costs. The rebate program is active and incentives are in place.

Ms. Winholtz suggested that the Planning Commission has a lighter agenda and could better accommodate agendizing the presentation.

Agreed by consensus to agendize a Greywater presentation for the Planning Commission.

6. Affordable Housing Workshop

Jamie Irons indicated the Housing Element Update addresses the provision of an affordable housing workshop, and noted there have been questions raised recently regarding the inclusionary housing requirements, affordability, etc. He suggested such a workshop would be beneficial for advisory boards and the community as well.

Mr. Lucas suggested it would be beneficial to promote the availability of funding for affordable housing projects.

Chair Johnson felt that a discussion on how we are going to reach affordability, how affordability is defined, and directed would be beneficial.

Mr. Ambo confirmed that this could be a productive presentation, specifically the availability of funding for the owner occupied rehabilitation programs.

Consensus was reached to agendize a presentation on Affordable Housing with a focus on the Owner Occupied Rehabilitation Program.

Ms. Borchard requested, and consensus was reached, to agendize review of a request for a waiver of parking in-lieu fees for 600 Morro Bay Blvd by the City Council.

VI. ADJOURNMENT

Chair Johnson closed the meeting at 9:05 p.m. and adjourned to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Monday, December 7, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary