

AGENDA ITEM: A- 1

DATE: May 15, 2013

ACTION: \_\_\_\_\_

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 3, 2013  
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 pm.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner

ABSENT:	John Fennacy	Commissioner
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STAFF:	Kathleen Wold	Planning Manager
	Cindy Jacinth	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of March 6, 2013  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Chairperson Grantham moved to approve the Consent Calendar.

Commissioner Tefft seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

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- B-1 ***Continued from March 6, 2013 meeting***  
**Case No.:** Coastal Development Permit #CP0-383  
**Site Location:** *nearest address* 499 Little Morro Creek Road  
**Proposal:** Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Continue item to May 1, 2013.  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577
- B-2 ***Continued from March 6, 2013 meeting***  
**Case No.:** Coastal Development Permit #CP0-384  
**Site Location:** *nearest address* 781 Quintana. This location is located in the Coastal Commission Appeals Jurisdiction.  
**Proposal:** Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Continue item to May 1, 2013.  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577
- B-3 ***Continued from March 6, 2013 meeting***  
**Case No.:** Coastal Development Permit #CP0-385  
**Site Location:** *nearest address* 255 Driftwood  
**Proposal:** Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Continue item to May 1, 2013.  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577  
Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

Jacinth presented the staff report for Items B-1 through B-3.

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

**MOTION:** Commissioner Tefft moved to continue Items B-1 through B-3 to the May 15, 2013 Planning Commission meeting.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (4-0).

UNFINISHED BUSINESS

- C-1 ***Continued from March 6, 2013 meeting***  
Discussion on Central Coast Greenhouse Gas Emission Reduction Plan  
**Recommendation:** Review draft Greenhouse Gas Emission Reduction Plan and provide comments and direction to staff as necessary.

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Wold presented the staff report.

Commissioner Tefft asked Wold to clarify the tree planting program and the municipal tree planting program measures which manage private trees and City-owned trees respectively.

Chairperson Grantham noted some formatting errors in the document. Wold emphasized the document is designed to be viewed electronically, rather than in print form, which is why there are some formatting errors.

Commissioners and staff examined each measure individually and concluded the following:

- **Commissioners agreed to select the following measures:** Energy Efficiency Outreach and Incentive Programs; Energy Audit and Retrofit Program; Incentives for Exceeding Title 24 Building Energy Efficiency Standards; Small Solar Photovoltaic (PV) Incentive Program; Municipal Energy Efficiency Retrofits and Upgrades; Municipal Energy Efficient Public Realm Lighting; Bicycle Network; Pedestrian Network; Transportation Demand Management (TDM) Program – Voluntary; Parking Supply Management; Electric Vehicle Network and Alternative Fuelling Stations; Service Nodes; Zero and Low Emission Municipal Fleet Vehicles; Construction Equipment Techniques; Equipment Upgrades, Retrofits, and Replacements; Solid Waste Diversion Rate; Recycling at Public Events; Tree Planting Program
- **Commissioners agreed to not select the following measures:** Income-Qualified Energy Efficient Weatherization Programs; Community Choice Aggregation Program (CCA); Expand Transit Network; Increase Transit Service Frequency/Speed; Employer-Based Transportation Demand Management (TDM) Program; Incentives for Infill and Transit Oriented Development; Transportation Demand Management (TDM) Program for Municipal Employees; Exceed SB X7-7 (Water Conservation Act of 2009), Water Conservation Target; Organic Waste Diversion Program; Construction and Demolition Debris Diversion Requirements; Municipal Solid Waste Reduction
- **Commissioners deliberated the following measures and concluded they would like more information before deciding whether or not to select them:**
  - ***Energy Conservation Ordinance***  
Commissioner Lucas suggested the City hold a workshop to gather feedback from the real estate and development community.

Commissioner Tefft expressed concern that the reduction goals will not be met if this measure remains voluntary. He suggested energy audits be mandatory when homes are sold or during major renovations.

Commissioner Solu stated it might be difficult for some residents to get energy audits and suggested considering the demographics of the City before making them mandatory.

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Wold stated this is a living document and will be revisited before its final adoption.

Chairperson Grantham spoke against selecting this measure.

Tefft and Wold discussed how the City will monitor the progress of the measures. Wold stated the City will likely prepare annual reports on the measures.

- ***Income-Qualified Solar PV Program***  
Commissioner Tefft suggested contacting other cities that have promoted similar programs and evaluating how successful they have been at reducing their GHG.
- **Commissioners decided they would like to change the original determination of the following measures:**
  - ***Energy Efficient Public Realm Lighting Requirements (from 0 to 1)***  
Commissioner Tefft expressed support for selecting this measure as it would reduce GHG emissions as well as the City's energy bills.  
  
Commissioner Lucas asked for clarification regarding how this measure offers policies different from what is already outlined in Title 24.  
  
Wold discussed several ways in which this measure could affect new development in the City.  
  
Commissioner Lucas stated the City may not need this measure as the market will likely regulate itself.  
  
Solu and Tefft expressed support for selecting this measure.
  - ***Energy Efficiency Requirements for New Municipal Buildings (from 0 to 1)***  
Commissioner Lucas expressed support for this measure as it would benefit the City in the long-run.  
  
Commissioner Tefft also expressed support for this measure as it would extend the life of municipal buildings and save the City money in the long-run.
  - ***Renewable Energy Systems on City Property (from 0 to 1)***  
Commissioners agreed to select this measure based on the same rationale above for Energy Efficiency Requirements for New Municipal Buildings.
  - ***Public Parking Pricing (from 1 to 0)***  
Commissioner Solu expressed concern about installing parking meters in the Embarcadero area.  
  
Commissioner Tefft stated the existing Parking Ordinance has several problems, and asked staff whether the City would revise the way the ordinance is applied if this

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measure were to be selected. Wold stated the ordinance is outdated and would be updated with the adoption of the measure.

- ***Municipal Tree Planting Program (from 0 to 1)***  
Staff stated this measure was mistakenly assigned a 0 but should have been assigned a 1 (to be selected for adoption). Commissioners approved of this correction.

Chairperson Grantham opened Public Comment period.

Dan Reddell, resident of Morro Bay, asked the Commission to not select the Energy Conservation Ordinance measure as it would be a burden to buyers or sellers in that it would not only delay escrow but it would also impose significant costs on the buyer or seller.

Chairperson Grantham closed Public Comment period.

Commissioner Lucas asked staff if the City would be able to claim the reduction of greenhouse gases in the community if the power plant were shut down at any point. Wold confirmed the City would likely be able to claim some reduction but it is uncertain how much it can claim because it is a regional plant.

- C-2 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.  
**Upcoming Projects:** SoCal Gas Advance Meter Project

Wold reviewed the Work Program with Commissioners.

Commissioner Solu asked about the status of the sign ordinance update. Staff stated Planning Intern Erik Berg-Johansen sent a survey to all business owners in the City and will be compiling the results soon.

## NEW BUSINESS

- D-1 NEPA Environmental Review Finding of Consistency for CDBG-funded Pedestrian Accessibility Project.  
**Recommendation:** Review staff report and find project consistent with Local Coastal Plan

Jacinth presented the staff report.

Chairperson Grantham asked if the soft non-construction costs are being outsourced or being done by City staff. Jacinth stated it is all being done by City staff as the funding allows for administrative costs to be recuperated.

Chairperson Grantham asked for clarification regarding who will be making the final determination about project specifics. Jacinth stated Public Works staff will be managing the project.

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Commissioner Lucas suggested developing a Master Plan that would specify appropriate street and sidewalk widths to improve pedestrian accessibility.

Commissioner Tefft asked staff for clarification regarding who is responsible for funding this project as sidewalk installation is usually the result of new private development. Wold stated the goal of the project is to create a more walkable downtown in the short-term, and since there are several lots which have not been developed for years, the City will be funding this project.

**MOTION:** Commissioner Solu moved to make a finding of consistency with the Local Coastal Plan for the City of Morro Bay’s CDBG-funded Pedestrian Accessibility Project pursuant to federal NEPA requirements.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (4-0).

D-2 Discussion of Topics for the Joint City Council/Planning Commission Meeting  
Scheduled for April 30, 2013  
**Recommendation:** Discuss and forward recommended topics to the City Council for consideration at the joint meeting.

Chairperson Grantham noted the meeting has been rescheduled for April 23, 2013.

Commissioner Tefft stated he would like to discuss with Council their interpretation of Measure D and how it will be applied on the Embarcadero.

Commissioner Lucas stated he would like to discuss the potential of a specific plan overlay that would extend from north Embarcadero to the Cloisters subdivision, west of Route 1.

DECLARATION OF FUTURE AGENDA ITEMS

ADJOURNMENT

The meeting adjourned at 8:10 pm to the joint City Council/Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Tuesday, April 23, 2013 at 4:30 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary