

CEQA Determination: Mitigated Negative Declaration, (SCH#2015091073)
Staff Recommendation: Adopt the Mitigated Negative Declaration and
Conditionally Approve Project
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Sadowski met with Ninah Hartley from Dynegy.

McIlvaine presented staff report.

Chairperson Tefft opened Public Comment period.
<https://youtu.be/dFgBLYUYRGM?t=12m59s>

Ninah Hartley, Dynegy representative, presented information about the demolition project to the Planning Commission.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/dFgBLYUYRGM?t=17m20s>

MOTION: Commissioner Sadowski moved to approve PC Resolution 43-15 which includes findings for adoption of the Mitigated Negative Declaration and findings, conditions, and environmental mitigation measures for approval of the project. Commissioner Lucas seconded and the motion passed unanimously (4-0).
<https://youtu.be/dFgBLYUYRGM?t=20m20s>

C. UNFINISHED BUSINESS

C-1 Discussion and Interpretation of Significant Public Benefit as a requirement within the Planned Development Overlay zone (MBMC 17.40.030)

Staff Recommendation: Adopt Resolution 44-15

Staff contact: Cindy Jacinth, Associate Planner, (805) 772-6577

<https://youtu.be/dFgBLYUYRGM?t=21m21s>

Graham presented staff report.

Chairperson Tefft stated the importance of being specific in the resolution by stating that just doing what the ordinance requires is not to be considered “greater than normal” public benefit. Commissioners agreed to add this language to the resolution.

MOTION: Commissioner Sadowski moved to continue PC Resolution 44-15 to the November 24th Planning Commission meeting. Commissioner Lucas seconded and the motion passed unanimously (4-0).
<https://youtu.be/dFgBLYUYRGM?t=39m11s>

C-2 **Sign Ordinance Review/Update.** Review will cover current status and discussion of next steps in the update process.
<https://youtu.be/dFgBLYUYRGM?t=39m49s>

Graham presented staff report.

Graham will place concerns the Planning Commissioners have on a list and will speak to the local commercial businesses to get their input. Graham will bring the information received from the businesses back to the Planning Commission.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –NOVEMBER 03, 2015

D. NEW BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/dFgBLYUYRGM?t=1h30m1s>

Sadowski stated he would like to have a discussion regarding the rental issues. He noted he is concerned about the surcharge of our infrastructure.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/dFgBLYUYRGM?t=1h38m24s>

Graham stated the RFP for the General Plan Update was released on October 23rd. The RFP's will be due on November 24th. He anticipates the contract for the consultant should be ready to place on the agenda for the first City Council meeting in January.

G. ADJOURNMENT

The meeting adjourned at 7:41 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 3, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary