



**CITY OF MORRO BAY
CITY COUNCIL/
PLANNING COMMISSION
JOINT MEETING AGENDA**

Veterans' Memorial Building
Joint Meeting 5:00 p.m.

209 Surf Street, Morro Bay
Tuesday, [February 19, 2008](#)

Janice Peters, Mayor	Nancy Johnson, Chairperson
Rick Grantham, Vice-Mayor	Bill Woodson, Vice-Chair
Betty Winholtz Council Member	Gary Ream, Commissioner
Bill Pierce, Council Member	Michael Lucas, Commissioner
Melody DeMeritt, Council Member	Gerald Luhr, Commissioner

- I. CALL JOINT MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. ACCEPTANCE OF AGENDA
- V. DUTIES AND RESPONSIBILITIES
Pursuant to the Municipal Code Section 2.28.120 D., 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.

Please refer to the attached memorandum from planning staff to City Council dated February 11, 2008.
- VI. ADJOURN CITY COUNCIL
Adjourn to regularly scheduled City Council meeting at the Veterans Hall, 209 Surf Street, on Monday, March 10, 2008, at 6:00 p.m.
- VII. CALL REGULAR PLANNING COMMISSION MEETING TO ORDER
- VIII. ACCEPTANCE OF AGENDA
- IX. [ELECTION OF CHAIR AND VICE-CHAIR.](#)
- X. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS
 - A. [Oral Report](#)
- XI. PUBLIC COMMENT:
Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

XII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on February 4, 2008

XIII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

- A. None

XIV. FUTURE AGENDA ITEMS

- A. Pedestrian pathway and circulation plan.
- B. Secondary unit design competition and consideration to waive development fees for secondary units.
- C. More effective announcement of Planning Commission agendas.
- D. Develop a specific list of items all projects have on the plans before going to Planning Commission. A sub-committee should work with staff to develop a list.

XV. PUBLIC HEARINGS

- A. Site Location: 501 Embarcadero in the WF/PD/S.4 District. Applicant: Ken Scott. The applicant requests concurrence from the Planning Commission regarding the Coastal Commissions modifications to the approved Precise Plan. There were 17 project modifications ranging from widening access to narrowing the building. (CEQA Determination: A Mitigated Negative Declaration was adopted).
Staff Recommendation: Conditionally approve the modified project
Staff Contact: Mike Prater, Planning Manager, 772-6261.
- B. Site Location: 978 Quintana Road in the C-2/S.4 Zoning District. Applicant: Cameron Financial. The applicant requests a Coastal Development Permit and Tentative Tract Map to create commercial/industrial condominiums where a new industrial suite complex was approved that is made up of seven suite totaling 6,686 square feet of first floor area with the option to construct mezzanines totaling 1,855 square feet. The complex was approved in 2006. This new complex will be built as a shell building with future tenant improvements as needed. This site is located outside of the appeals jurisdiction of the Coastal Commission. (Recommended CEQA Determination: Exempt Class 1).
Staff Recommendation: Conditionally approve the project.
Staff Contact: Mike Prater, Planning Manager, 772-6261.

XVI. OLD BUSINESS

- A. Current Planning Processing List
 - Projects submitted for Administrative Approval (not single-family residential unless in MCR)
 1. 845 Embarcadero Suite I (change in use in PD zone).
 2. 3118 Main Street (change in use in MCR zone).

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XVII. NEW BUSINESS

A. None

XVIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 3, 2008, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not have enough time for fully considering the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 days after the date of action. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is one-half of the base fee of the permit application. If a fee is required, the appeal will not be considered complete if the fee is not paid.

Planning Commission decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: <http://www.morro-bay.ca.us/public.html#plan>

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