

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 19, 2016  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Rob Livick	Public Works Director
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

Chairperson Tefft opened Public Comment period and seeing none closed the Public Comment period.

[https://youtu.be/D\\_Lq9UZO6Zk?t=2m9s](https://youtu.be/D_Lq9UZO6Zk?t=2m9s)

PRESENTATIONS – NONE

A. CONSENT CALENDAR

[https://youtu.be/D\\_Lq9UZO6Zk?t=2m32s](https://youtu.be/D_Lq9UZO6Zk?t=2m32s)

**A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Lucas moved to approve Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (5-0).

[https://youtu.be/D\\_Lq9UZO6Zk](https://youtu.be/D_Lq9UZO6Zk)

B. PUBLIC HEARINGS

**B-1 Case No.:** CP0-425 and UP0-487

**Site Location:** Morro Bay High School, 235 Atascadero Rd.

**Proposal:** The proposed project includes new construction of a Pool Facility and Student Services Building along with a Master Plan for an overall modernization of various facilities at Morro Bay High School on the existing 55 acre campus located at 235 Atascadero Road. Specifically, the new pool would be 25 yards x 35 meters in size along with associated support buildings surrounding the pool which total 4,215sf and to include 22,600sf of concrete flatwork. The single-story 25 foot tall Student Services Building with clear story lighting on the second level is proposed at approximately 8,500sf with

associated new flatwork, landscaping. In addition, the project includes removal of approximately 33-35 diseased trees which consist of major vegetation, improvement to interior campus circulation and parking improvements as well as renovation of campus landscape/quad areas. The Master Plan modernization component of the project includes long term proposals to include remodeling of building interiors, minor exterior refurbishment, adding skylights for natural lighting, and upgrades to paths, running track/bleachers, ASB stage in center outdoor plaza/quad area and improvement to parking areas. This project is located inside the Coastal Commission appeals jurisdiction.

**CEQA Determination:** Mitigated Negative Declaration, SCH #2016031018

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and conditionally approve the project.

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

[https://youtu.be/D\\_Lq9UZO6Zk](https://youtu.be/D_Lq9UZO6Zk)

#### COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.

[https://youtu.be/D\\_Lq9UZO6Zk](https://youtu.be/D_Lq9UZO6Zk)

Ryan Pinkerton, Superintendent of Business Services, San Luis Coastal Unified School District, stated he and his staff was here to answer any questions regarding the project. Pinkerton presented information on the project.

Chairperson Tefft closed the Public Comment period for the applicant and opened the Public Comment period.

[https://youtu.be/D\\_Lq9UZO6Zk?t=27m36s](https://youtu.be/D_Lq9UZO6Zk?t=27m36s)

Betty Winholtz, Morro Bay resident, stated she would like clarification on what was going to be defined as the green areas. Winholtz also wanted to know how the noise issue was going to be dealt with on the northern and southern adjacent properties. Winholtz also stated other concerns she had with the project including the proposed tree removal, and the height of the new student services building.

Joe Wallick, Morro Bay resident, stated he would like to see more complimentary projects like the bike/pedestrian bridge and the bike lanes that go to the rock. Wallach noted he wasn't sure if the community would benefit from the pool use. Wallach also stated his concerns regarding the removal of trees.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/D\\_Lq9UZO6Zk?t=37m8s](https://youtu.be/D_Lq9UZO6Zk?t=37m8s)

The Planning Commission presented their questions and concerns to the applicant regarding tree removal, sustainability features, noise, and lighting...

**MOTION:** Vice-Chairperson Luhr moved to adopt the Mitigated Negative Declaration SCH-2016031018 with mitigation and monitoring programs and conditionally approve the project by adopting PC Resolution 12-16, which includes the findings and conditions of approval for the project depicted on the plans dated October 26, 2015 with added conditions as follows:.

1. Any public address (PA) system used on the campus shall not expose adjacent noise sensitive uses to sound levels greater than 75 decibels  $L_A$  max between 8am to 6pm and not greater than 60 decibels  $L_A$  max from 6pm to 11pm and shall not be used after 11pm. The method of noise measurement shall be as measured at adjacent noise sensitive use not property line.
2. There shall be no event lighting of athletic fields or pool area other than required for security lighting between the hours of 11pm – 8am.
3. A plan shall be submitted to the Community Development Department prepared by a qualified landscape architect denoting location of all replacement trees. A report shall be submitted to the Community Development Department 5 years after tree planting which evaluates health and status of all trees replaced as part of this project. Preference for location of replacement trees shall be to the gaps in the cypress screen along the exterior of the property.

Commissioner Lucas seconded and the motion passed unanimously (5-0).

[https://youtu.be/D\\_Lq9UZO6Zk?t=2h19m15s](https://youtu.be/D_Lq9UZO6Zk?t=2h19m15s)

#### C. NEW BUSINESS

##### **C-1** Modifications to Morro Bay Municipal Code (MBMC) 13.20 – Building Limitation

**Staff Recommendation:** Staff recommends the Planning Commission review the changes to MBMC 13.20 and provide any recommendations, regarding the proposed changes, to staff for consideration in the final ordinance to be approved by the City Council.

**Staff Contact:** Rob Livick, Public Works Director/City Engineer, (805) 772-6291

[https://youtu.be/D\\_Lq9UZO6Zk?t=2h20m38s](https://youtu.be/D_Lq9UZO6Zk?t=2h20m38s)

Livick presented staff report.

The Planning Commission presented Livick with their questions and concerns.

Livick made notes on the discussion and will incorporate this into his staff report to the City Council.

##### **C-2** Planning Commission review of General Plan conformity in relation to disposition of the vacant City owned property at 2783 Coral Street, located at the Southwest corner of San Jacinto and State Highway 1 (lot 124 of Tract 1996); APN: 065-386-015.

**Staff Recommendation:** Adopt Resolution 13-16

**Staff Contact:** Scot Graham, Community Development Manager

[https://youtu.be/D\\_Lq9UZO6Zk?t=3h24m12s](https://youtu.be/D_Lq9UZO6Zk?t=3h24m12s)

Graham presented staff report.

**MOTION:** Commissioner Lucas moved to adopt PC Resolution 13-16, finding that the position of the subject property is consistent with the City of Morro Bay's General Plan. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

[https://youtu.be/D\\_Lq9UZO6Zk?t=3h43m24s](https://youtu.be/D_Lq9UZO6Zk?t=3h43m24s)

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/D\\_Lq9UZO6Zk?t=3h44m11s](https://youtu.be/D_Lq9UZO6Zk?t=3h44m11s)

Commissioner Sadowski announced he attended the Harbor Advisory Board Meeting and noticed there was a lot of discussion about the development going on at the Embarcadero. Sadowski feels the Planning Commission should be involved in the discussions and feels the Planning Commission should at least be shown a presentation of what the plans are.

Graham responded the Harbor Advisory Board is moving forward as they should, with the direction of the City Council. Graham noted he would agendize the preliminary plan for the next Planning Commission meeting.

Vice-Chairperson Luhr asked staff for status on the WWTP community outreach.

Graham responded there were two community outreach held at the Farmer's Market on Saturday and Thursday. Graham stated the one on Saturday on Main St. didn't have too much response due to the weather, but added there was a great response on Saturday.

Commissioner Sadowski added there is going to be a group who will be making a trip to the perc plant in Santa Paula and Fillmore. Sadowski also noted there will be a WRFCAC meeting on May 5<sup>th</sup>.

Chairperson Tefft invited the Commissioners to join the Morro Bay business walk on May 11<sup>th</sup> at 9:30 am and 11:30 am. Tefft stated this was an outreach to the business community.

Graham added the Business walk is a Chamber led activity and the City staff and City Council will be involved.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:52 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 3, 2016, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary