



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Tuesday, July 19, 2016
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. 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 comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

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. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of May 17, 2016.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** E00-000-106
Site Location: 110 Orcas Street
Project Description: Request for abandonment of a portion of the sewer easement and relocation of sewer easement at northeast portion of property at 110 Orcas, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Travis Robson, 110 Orcas Street Applicant/Owner)
CEQA Determination: Categorically Exempt
Staff Recommendation: Staff requests a continuance of this item to a date uncertain.
Staff Contact: Pamela Newman, Engineering Technician III, (805) 772-6215

B-2 **Case No.:** E00-000-107
Site Location: 219 Marina Street
Project Description: Request for abandonment of a portion of the sewer easement on existing back northeast portion of property at 219 Marina, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (C.P. Parker, 219 Marina, Applicant).
CEQA Determination: Categorically Exempt
Staff Recommendation: Adopt Planning Commission Resolution Number 17-16, finding that the right-of-way abandonment is consistent with the General Plan and recommend that the City Council adopt a resolution of intention of the abandonment with findings and conditions.
Staff Contact: Pamela Newman, Engineering Technician III, (805) 772-6215

C. NEW BUSINESS

C-1 Parking Management Striping Plan Implementation
Staff Recommendation: Review, discuss, and provide direction to staff
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on August 2, 2016 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill’s/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City’s website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

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 Division 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.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development 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 \$263 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant’s favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. 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.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date: July 19, 2016

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC on 9/6/16		PN- Conditionally approved 6/14/16		jg
2	Claassen	1700 Embarcadero	7/12/16	UP0-449	Temporary Use Permit for residential use of an existing RV park for a period of 6 months for the use of the Interim Police Chief	Issued 7/13/2016 sg.				sg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
3	Scoto	330 Sicily	7/13/16	CP0-508	Coastal Development Permit for new SFR: 1,743 sq. ft. with 473 sq. foot garage and 156 sq. ft. of decking	Under Initial Review				
4	Baston	561 Embarcadero	7/11/16	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Under Initial Review				
5	Verizon / PG&E	1401 Quintana	7/7/16	A00-036	Minor amendment to an existing CDP/CUP to relocate a proposed transformer in the R.O.W.	Under Initial Review				jg
6	Revamp	220 Atascadero	7/6/16	UP0-447	Use Perit to allow for a CrossFit training center to locate within the C-VS zoning District	Under Initial Review				jg

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7	Robson	110 Orcas	5/6/16	A00-034	Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door.	Project modification reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details. Director action delay on noticing due to research regarding rights of access to the easement		PN-Conditionally approved per memo dated 6/3/16		
8	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj.				cj
9	Lowe	295 Little Morro Creek Road	5/13/16	UP0-444	Minor Use Permit for 6 foot fence w/ 12' gate, off site improvement and landscape screen on a vacant M-1 industrial zoned parcel	Project reviewed. Correction letter sent 7/6/16. Email response received		PN- Conditional approved 6-3-16		cj
10	Romero	3036 Ironwood	4/28/16	CP0-506	Admin CDP for new SFR , 2296sf living, 598sf garage, 149sf deck, 71sf porch/entry	Under initial review. Correction Letter sent 6/8/16. Waiting on submittal of stormwater forms.		PN- Conditionally approved per memo dated 6/3/16		jg
11	James Maul	530 Morro Ave	4/20/16	UP0-282 & CP0-323	New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16				jg
12	McNamara	2720 Dogwood	3/1/16	UP0-441	Garage and 2nd story addition to existing SFR	Under Initial Review. Waiting on comments. Project redesign to eliminate nonconformity. Waiting on resubmittal		PN- Conditionally approved per memo dated 3/31/16		jg
13	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park	Waiting on full project submittal. (Applicant rcv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16. Correction letter sent 6/27		PN- Conditionally approved per memo dated 4/18/16		jg
14	Hair	1078 Monterey St	2/26/16	S00-126	Lot Line Adjustment/ Voluntary Lot Merger	Minor adjustment to reconcile historical lot line discrepancies. Received legal descriptions 5-10-16 and under review.				cj
15	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16.		PN- Conditionally approved per memo dated 4/21/16		wm
16	Barry	2234 Emerald Circle	2/4/16	CP0-498 & UP0-439	Coastal Development & Conditional Use Permit for SFR in Cloisters neighborhood	Under initial review. Waiting on comments. Cloisters arch review committee approval req'd before City can take action. Resubmittal rcv'd 6/14		PN- Conditionally approved per memo dated 7/6/16		jg

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17	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16		PN- Diapproved per Memo dated 6/14/16		jg
18	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony	JG. Under Initial Review. Correction letter sent 10/27. Spoke with Applicant and letter rcv'd 2/16- indicated desire to keep project open, updated plans to be submitted		PN- Conditionally approved per memo dated 10/23/15		jg
19	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16.				cj
20	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/24/15		wm
21	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
22	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
Planning Commission Continued projects:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
23	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj
24	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Project referred to env. consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ env. consultant re environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Received plans revisions and sent request for Coastal concurrence 9-2-15. CJ. Continued to a date uncertain to redraw ESH buffer setback. Received phone call from Coastal Commission 3-2016 with request for project status & Discussed project's updated biological evaluation with Coastal staff on 5-11-16. Received revised site plan to meet ESH buffer and proceed back to Planning Commission on 7/1 and comments received 7/9/16.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	Conditionally approved, per memo 9/22/15	cj

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25	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj
26	City of Morro Bay	End of Nutmeg	1/18/12	UPO-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
27	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm
Projects Appealed or Forwarded to City Council:										

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28	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Environmental Review										
29	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWOCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
30	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16.				cj
31	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review.				cj

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32	Medina	3390	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects requiring coordination with another jurisdiction:										
33	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
34	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner	
35	City of Morro Bay	Citywide	10/16/13	A00-013, A00-029, Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.	No review performed.				wm
36	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review performed.	N/A			sg
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:											

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
37	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
Grants										
38	California Coastal Commission, California Ocean Protection Council	City-wide		4/6/16	\$400,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract.	No review performed.	N/A		sg
39	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15. Final 2016 funding recommendations reviewed by Council on 3-8-16. Additional reallocation of County CDBG funds for Morro Bay approved by Board of Supervisors at 7/12/16 hearing.	No review performed.	N/R		cj
40	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex			PN- Approved 6/27/16		
2	LaPlante	3093 Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
3	Trenbreth	3074 Beachcomber	3/3/16	B-30896	716sf Addition to existing SFR		Denied 3/17/16 cdl Approved 5/23/16 cdl	PN- Approved 6/20/16		
4	Nisbet	1230 Clarabelle	1/11/16	B-30935	New SFR with 1,853sf living, 563sf garage & 198sf decking		Cond. Approval 4/15/16cdl Approved 4/28/16	PN- Approved 6/27/16		
5	Leage	1205 Embarcadero	4/24/16	B-30651	686sf second story addition. Remains in Plan check status.	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 10/1/15, no memo.		
6	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal. Remains in plan check status.	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process. Plans have been denied.	Memo of 11/29/13. CDP application should address soil revegetation		
7	Appleby	381 Fresno	7/31/14	B-30227	Carport & Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
8	Decker	430 Fresno	5/21/15	B-30491	Convert existing laundry room into bathroom. Remains in plan check status.	Approved. SG 6/15/15	Plans approved. 7/2/15 cdl	PN- Disapproved, needs sewer video & bwv 6/12/15		
9	Ingraffia & May	636 Fresno	5/12/16	B-30993	826sf Addition of existing SFR & interior remodel	Approved. JG. 5-14-16	Denied 5/13/16 cdl	PN- Disapproved 6/13/16		
10	DeCock	1001 Front	6/2/16	B-31017	Installation of Temp Kiosk (Virg's)	Approved CJ. 6-14-16	Approved by cdl 6/7/16	PN- Approved 6/7/16		
11	Whitaker	1170 Front	3/10/16	B-30885	New 6 unit hotel			PN- Disapproved 6/30/16		
12	Hurless	2265 Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	Denied by cdl on 5/15/15	PN- Disapproved needs sewer lateral video-		
13	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
14	McClory	434 Kern	4/18/16	B30962	Demo & reconstruct new SFR with 2,607sf living, 956sf garage & 336sf decking	Approved. WM. 5-26-16.	Denied by cdl on 5/26/16 Approved by cdl on 6/6/16	PN- Approved 6/14/16		
15	Douglas	2587 Laurel	1/8/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains in plan check.	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No memo		
16	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
17	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
18	Costa	219 Marina	12/28/16	B-30835	Addition to existing 2-story SFR. Relocate garage & add deck with roof	Approved. WM. 5-17-16	Approved by cdl on 3/30/16	PN- Disapproved 5/18/16		
19	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo of		
20	Crafton	430 Olive	3/4/16	B30898	409sf 2ns story addition to existng SFR with bedroom & living room expansion & bathroom addition	Approved. JG. 3-7-16	Approved by cdl on 3/15/16	PN- Disapproved 4/28/16		
21	Moore	379 Orton	3/30/16	B30936	New Manufactured home with 1,496sf living & 469sf garage	Approved. WM. 4-26-16	Denied by cdl on 4/15/16 Approved by cdl on 5/16/16	PN- Disapproved per memo dated 5/19/16		
22	James	326 Panay	4/18/16	B30959	New SFR with 1,465sf living, 467sf garage & 176 sf deck.	Disapproved. WM. 4-26-16. Corrections requested.	Denied by cdl on 5/4/16 Approved by cdl on 6/20/16	PN- Disapproved per memo dated 6/28/16		
23	Bunker	491 Panay	12/8/15	B30777	203sf interior remodel to existing 1144sf two story SFR. Remains in plan check Status.	Approved. JG. 12-10-15.	Approved by cdl on 12/17/15	PN- Approved 12/16/15		
24	Dennis	290 Piney	2/13/15	B-30382	New SFR. Remains in plan check Status.	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Approved by cdl on 4/17/15	ME approved 4/16/2015		
25	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at grade level.	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.	Approved by cdl on 5/11/16	PN- Approved 5/13/16		
26	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
27	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
28	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
29	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
30	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
31	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
32	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Disapproved per memo 6/13/16		
33	Skrah	335 Surf	4/29/16	B-30977	New freestanding Garage & workshop including 1/2 bath	Approved. WM. 6-1-16	Denied by cdl on 6/6/16	PN-Diapproved 6/14/16		
34	Frye	3420 Toro Lane	3/29/16	B-30934	New SFR with 1,580sf living, 552sf garage & 242sf patio		Approved by cdl on 5/18/16	PN- Approved 6/10/16		
35	Turner	356 Yerba Buena	6/30/16	B-31066	Addendum to B-30490, changing stormwater detention from above ground to underground detention.			PN- Approved 7/1/16		
35	McClory	434 Kern Ave	2/25/16	CP0-501	Admin Coastal Dev Permit for Demo 918sf SFR and construct new 2607sf SFR			PN- Conditionally approved per memo dated 5/13/16		wm
Planning Projects & Permits with Final Action:										
1	deCock/ Virg's	1001 Front St.	4/14/16	UP0-442	Offsite waterfront kiosk / Info booth directing customers to Virg's Sportfishing	Reviewed and consulted w/ Public Works and Fire Dept and Harbor Depts. Correction sent 5/11/16 and resubmittal received 5/16/16.		PN- Conditionally approved per memo dated 5/17/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
2	Mazzacane	270 Kern	1/7/16	CP0-495	Admin CDP for demo/reconstruct. Demo 848sf SFR and construct new 2763sf SFR w/ 532 sf garage	JG Under initial review. Waiting on PW comments...Incomplete letter sent 2/16/2016. Historical evaluation required and resubmittal received 5-10-16. Waiting on PW comments. Noticed 6/14/16. Permit issued 6/27/16		PN- Conditionally approved per memo dated 6/3/16		jg

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 17, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/UCeDtVha0vc?t=1m54s>

Vice-Chairperson Luhr reminded everyone the Amgen Tour of California will start tomorrow morning.

PUBLIC COMMENT PERIOD

Chairperson Tefft opened Public Comment period.
<https://youtu.be/UCeDtVha0vc?t=2m24s>

Iantha Miner, Morro Bay resident, spoke about her concerns regarding the Sonic project. Miner addressed the present congestion with vehicles and students and is concerned if the project is approved, this will only worsen the problem. Miner also noted a round-a-bout is not the solution and is against the project.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/UCeDtVha0vc?t=4m58s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/UCeDtVha0vc?t=5m>

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Commissioner Lucas wanted to know why the cell towers were receiving modifications. Lucas asked staff if the cell phone companies were required to come back to the Planning Commission if changes were made to increase services.

Jacinth responded, stating one of the modifications was a building permit addendum to show the 72 hour backup generator. This was acquired in order to meet the Planning Commission conditions.

A-2 Approval of minutes from the Planning Commission meeting of February 16, 2016.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of March 1, 2016.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-1, A-2 and A-3. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/UCeDtVha0vc?t=6m36s>

B. PUBLIC HEARINGS

B-1 Case No.: CP0-404 and UP0-364

Site Location: 1840 Main Street

Proposal: Coastal Development Permit and Conditional Use Permit for new construction of an approximate 1,400 sf restaurant with outdoor seating only, canopied parking for drive-up service, drive-thru service, and associated site improvements including ground work, retaining walls, frontage improvements, and landscaping. The project includes removal of existing flatwork, landscaping and major vegetation on a vacant lot from previous development. The project also include a master sign program including total signage area exceeding City standards. In addition, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way which fronts on Atascadero Road. This project is located outside the Coastal Commission appeals jurisdiction.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Adopt Mitigated Negative Declaration and conditionally approve

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

<https://youtu.be/UCeDtVha0vc?t=7m9s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.

<https://youtu.be/UCeDtVha0vc?t=25m44s>

Derrell Whitten, Applicant's Civil Engineer, asked for the approval of the project as recommended in the staff report. Whitten addressed issues regarding traffic and the sewer issue. Whitten stated the intersection is Cal Trans' responsibility. The applicant's mitigation measure responsibility is to pay their share of whatever improvements are done at the intersection. Whitten stated the sewer issue is with the City's sewer main which is out on Main St. The connection to the project is not specified in the reports.

Fred Scott, Architect, addressed the issue with the flat roof. Scott stated the flat roof will house the mechanical equipment. Scott noted if the roof was sloped, the equipment would be exposed. Scott also addressed the signage issue and stated the signs are within the limits specified.

Chairperson Tefft closed the Public Comment period for the applicant.
<https://youtu.be/UCeDtVha0vc?t=33m38s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/UCeDtVha0vc?t=1h9m29s>

Betty Winholtz, Morro Bay resident, suggested the colors be adaptable to the location and requested if the roof dome feature could be removed. Winholtz is concerned about the noise and how the sounds from the microphone would affect the neighborhood. Winholtz stated her concerns over the hours of operation, the need for more information on traffic and the trees on the northeast corner which she feels should not be removed.

Winholtz also stated the Mitigation Negative Declaration (pg. 31) second paragraph include statements she feels are not true. Winholtz asked the Planning Commission why couldn't this project have a circulation pattern like Taco Bell and noted the monument sign is 5 feet tall, 6 feet long; she feels this is overdone.

Tina Metzger, Morro Bay resident, is concerned about the food smells from the cooking preparation and would like to know more about the filters that are going to be used. Metzger believes there is a base line traffic study for the intersection from the Application for Certification to the California Energy Commission which Duke Energy did in 2000/2001 and noted the City should have it in their records.

Metzger is also concerned with the possibility of noise traveling from Highway 1 to Main St. up to Nutmeg where she resides and the high school students who are distracted and not paying attention at the intersection. She would like for the intersection to be made safer.

Pamela Craig, Morro Bay resident, reviewed a previous Nitrate study and stated based on the conclusion of the report, the sewer lines at Highway 1 and Highway 41 were studied and nitrates were not coming from the sewer line. Craig also noted the lot is vacant and doesn't see how it could be site specific. Craig stated she lives two blocks from Taco Temple and doesn't consider the smell an issue. Craig noted the colors on the building are similar to Taco Bell and feels the traffic congestion would be decreased with the south side entrance to Sonic. Craig feels the project should be built and approves of it.

Iantha Miner, Morro Bay resident, stated after listening to the comments she feels there is a need for more input from Cal Trans. Miner doesn't want the project to be built and later have Cal Trans step in after, it doesn't seem logical to her. Miner stated the signage the City has accepted seems excessive and feels the noise from the intercom will travel uphill to where she resides. Miner also noted when visitors come to Morro Bay the first thing they'll see is the Sonic, and feels this is not how Morro Bay should be portrayed.

Whitten, addressed the cumulative traffic issue and stated he was not familiar with Morro Bay's General Plan but if it's similar to the ones he's looked at it would have a circulation element and is based on traffic study. Whitten reviewed how the study was processed in order to come up with a plan.

Gary Owen, Morro Bay resident, stated this will be a great project but also was concerned how someone could head out east on Highway 41 if there's a south entrance.

Owen stated he lives up across the city park and hears bands playing on numerous occasions as well as bands playing on the waterfront for the Harbor Festival, and noted it's just a way of life. Owen also stated he couldn't see there would be excessive noise coming from a drive in restaurant.

Scott, stated a noise study was conducted for the project and was submitted to the City. Scott noted it was a 600 page report which was done over the past three years and staff has been provided with the report.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/UCeDtVha0vc?t=1h28m59s>

Commissioners discussed additional information necessary in order to evaluate the project and concerns included need for:

1. Revised visual simulation looking west and south at site;
2. Revised signage plan;
3. Revised elevations that match the site;
4. Revised lighting to include all lighting sources;
5. Review potential to eliminate one driveway on Main Street;
6. Review potential to relocate trash area;
7. Revise landscape plan to identify all trees to be removed;
8. Provide a roof plan including mechanical equipment;
9. Review potential for utility undergrounding;
10. Identify hours of business operation.

MOTION: Vice-Chairperson Luhr moved to continue item B-1 to a date uncertain. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/UCeDtVha0vc?t=2h13m17s>

C. NEW BUSINESS

C-1 Planning Commissioner Vacation Schedule Discussion – no staff report

<https://youtu.be/UCeDtVha0vc?t=2h14m54s>

Graham wanted to find out if the Commissioners had planned vacations which fell on a Planning Commission Meeting date. If so, the meeting(s) could be re-scheduled.

Graham notified the Commissioners the June 7th Planning Commission meeting has been canceled.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/UCeDtVha0vc?t=2h17m32s>

Commissioner Lucas commented he was surprised there wasn't more homework done for the project tonight given it's zoned next to a residential zone.

Graham responded, staff spent a lot of time pushing back on this project but couldn't get more out of the applicant. Graham made the decision to take it to the Planning Commission in order to have the applicant hear comments from the Commission and the

public. Graham felt the Planning Commission did a great job giving the applicant good direction.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/UCeDtVha0vc?t=2h25m42s>

Graham has been engaged with the Cal Poly Landscape Architect group; Gary Clay and his students have been doing some work at the end of the street at the stair area. They will be presenting their project at Cal Poly on June 3rd. Graham doesn't have the time but will email the information to the Commissioners if they're interested.

Graham announced the AMGEN race has been pushed 15 minutes back. Starting time will be at 9:55 a.m.

G. ADJOURNMENT

The meeting adjourned at 8:28 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 21, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: July 19, 2016

Staff Report

TO: Planning Commissioners

DATE: July 13, 2016

FROM: Rob Livick, PE/PLS, Public Works Director/City Engineer

SUBJECT: REQUEST FOR CONTINUANCE- 110 Orcas Street: Request for abandonment of a portion of the sewer easement and relocation of sewer easement at northeast portion of property at 110 Orcas, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Travis Robson, 110 Orcas Street Applicant/Owner)
Permit No. E00-000-106

RECOMMENDATION:

In order to review all modifications to this project at one time, staff recommends the Planning Commission continue this item to a date uncertain. The project will be re-noticed at that time.

Prepared By: PN

Department Review: RL

City Attorney Review: _____

CDD Review: _____



AGENDA NO: B-2

MEETING DATE: July 19, 2016

Staff Report

TO: Planning Commissioners

DATE: July 13, 2016

FROM: Rob Livick, PE/PLS, Public Works Director/City Engineer

SUBJECT: 219 Marina Street: Request for abandonment of a portion of the sewer easement on existing back northeast portion of property at 219 Marina, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (C.P. Parker, 219 Marina, Applicant). Permit No. E00-000-107

RECOMMENDATION:

Adopt Planning Commission Resolution Number 17-16, finding that the public service easement (sewer) abandonment is consistent with the General Plan and recommend that the City Council adopt a resolution of intention of the abandonment with findings and conditions.

ALTERNATIVES:

1. Recommend denial of the abandonment, based on findings of inconsistency with the General Plan or other policies.
2. Continue the abandonment if additional information is needed, with specific directions given to staff.

APPLICANT/AGENT: C.P. Parker

PROPERTY OWNER:

David C. Costa

LEGAL DESCRIPTION/APN:

066-301-059

ZONING: R-2/PD/S.4

GENERAL PLAN DESIGNATION:

Duplex Residential, Planned Development and Design Criteria.



Prepared By: PN

City Attorney Review: _____

Department Review: RL

CDD Review: _____

COASTAL DESIGNATION: Coastal Appeals Area (Abandonments not Subject to a Coastal Permit)

ENVIRONMENTAL STATUS: Categorically exempt under Class 5, Minor Alterations in Land Use Limitations (Section 15305 of the CEQA Guidelines)

SITE DESCRIPTION: The total area of proposed abandonment is approximately 80 square foot area (see Exhibit A and B). The project area is bounded by developed residential and multi-family properties, a sewer easement and an undeveloped property currently used as parking for Harada Japanese Restaurant.

PROJECT DESCRIPTION:

The proposed project is a General Plan consistency determination on a requested abandonment of a portion of sewer easement at the 219 Marina (Exhibit A & B).

DISCUSSION:

The State of California Streets and Highways Code §8300 et seq, Public Streets, Highways, and Service Easements Vacation Law contains procedures under which a local agency can vacate (or abandon) its Rights-of-Ways. The Code requires that if the proposed abandonment of a street, highway, or public service easement is within an area for which a General Plan is adopted by a local agency, the legislative body of the public entity shall consider the General Plan prior to vacating the street, highway, or public service easement.

The applicant has requested the City abandon 80 sfb the public sewer easement at the northeast portion of the property (at 219 Marina of the applicant's parcel) that allows access to existing sewer infrastructure. The portion of this sewer easement for proposed abandonment has no existing sewer mainline and the abandonment will allow for the development of the parcel consistent with the City's General Plan.

The Planning Commission's sole prescribed role is to review the proposed sewer easement abandonment for consistency with the City's General Plan and to make a recommendation to the City Council. The Planning Commission should be aware that the California Streets and Highways Code requires a public service easement vacation (abandonment) be done in the interest of the public and not an individual property owner. The Council will consider whether to adopt a "Resolution of Intention," which would set a public hearing to consider the matter of final abandonment. If passed, a final "Resolution of Abandonment" will be adopted and recorded with the County Recorder.

PUBLIC NOTICE:

Notice of this item is published in the agenda and posted at the required locations. Prior to preceding to City Council Public Hearing the site will be noticed pursuant to the California Streets and Highways Code, additionally, while not required by law, all property owners of record within 500 feet of the subject site will be notified of the public hearings and invited to

voice any concerns. As of July 13, 2016 the City has received no objection to the proposed abandonment.

CONCLUSION:

The proposal can be found consistent with the California Streets and Highways Code and the City's General Plan. The proposal is exempt pursuant to State CEQA guidelines, and it appears that all of the required findings can be made to recommend abandonment to the City Council for approval.

EXHIBITS:

Exhibit A – Proposed 219 Marina Legal Description, date stamped June 9, 2016

Exhibit B – Proposed 219 Marina Abandonment, date stamped June 9, 2016

Exhibit C – Resolution No. PC 17-16

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT QUITCLAIM

That real property in the City of Morro Bay, County of San Luis Obispo, State of California, being a portion of the Parcel 1 of Parcel Map No. MB 71-195 recorded December 23, 1971 in Book 7 at Page 63 of Parcel Maps in the Office of the County Recorder of said County described as follows:

The westerly 8.00 feet of the property described in the deed recorded July 14, 1928, in Book 53 of Official Records at Page 469 in the Office of the County Recorder of the County of San Luis Obispo, State of California.

The above-described parcel contains 80 square feet, more or less, and is shown graphically on Exhibit "B" attached hereto and made a part hereof.

* * *



A handwritten signature in blue ink, appearing to read "Michael B. Stanton", written over a horizontal line.

Michael B. Stanton, P.L.S. 5702

6-9-2016

Date

EXHIBIT "B"

1851
-OR-
702

TRACT 951
11-MB-45

PARCEL 2
7 PM 63

PARCEL 1
7 PM 63

2634
-OR-
467

N89°57'40"W 74.00'R

N00°15'41"E 82.21'R

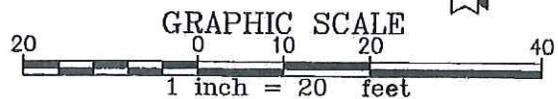
N00°15'41"E 82.24'R

N89°56'31"W 74.00'R

40.00'

BASIS OF BEARING
N89°56'31"W 442.30' (7 PM 63)
N89°56'31"W 442.29'M

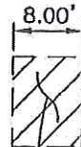
MARINA STREET



AREA BEING ABANDONED
NEW CLEANOUT

10.00'
SANITARY SEWER
EASEMENT PER
53-OR-469

EXISTING SEWER
MAINLINE



N:\2013\13-012 219 Marina - Morro Bay\Civil 3d 2013\13-012 Marina Sewer Quitclaim.dwg, 8.5X11 EXH, Jun 09, 2016 3:13pm, RELISON



MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

June 9, 2016

JOB #2013\1

EXHIBIT C

RESOLUTION NO. PC 17-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DETERMINING THAT THE SEWER ABANDONMENT ON MARINA STREET IS CONSISTENT WITH THE MORRO BAY GENERAL PLAN

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted hearings at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on July 19, 2016 for the purpose of considering General Plan conformant of a sewer easement abandonment on Marina; APN: 066-301-059; and

WHEREAS, pursuant to California Government Code Section 65402(a), the Planning Commission shall determine that the proposed portion of the sewer easement abandonment is in conformance with the adopted General Plan; and,

WHEREAS, the Planning Commission has duly considered all evidence, including public testimony, testimony of interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA) Findings

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15601(b)(3) of the guidelines consistent with the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The activity in question is not a project, but instead is the abandonment of a portion of the sewer easement.
2. The exceptions to the categorical exemptions identified in Section 15300.2 of the guidelines do not apply.

Section 2. Finding. The Planning Commission of the City of Morro Bay has evaluated the suitability of a portion of the sewer easement abandonment in relation to applicable provisions of the General Plan, Local Coastal Plan and Zoning Code, including Section 17.24.040 of the Zoning Ordinance and finds that a portion of this easement can be abandoned consistent with these policy document and that there are not special circumstances applicable to the easement to justify any future requests for either a variance or exception.

Section 3. Action. The Planning Commission does hereby find that the disposition of City owned property located at 219 Marina Street (Parcel 7, 7/PM/63) is in conformance with the adopted City of Morro Bay General Plan.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of July, 2016 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 19th day of July, 2016.



AGENDA NO: C-1

MEETING DATE: July 19, 2016

Staff Report

TO: City of Morro Bay Planning Commission **DATE:** 07/14/16

FROM: Scot Graham, Community Development Director

SUBJECT: 2007 Parking Management Plan Striping Plan Implementation

RECOMMENDATION

1. Review the staff report and related materials, discuss and provide direction to staff

DISCUSSION/BACKGROUND

On January 26, 2016, staff brought forward to City Council a review of the striping portion of the 2007 Parking Management Plan for possible implementation. The Council discussed the item and provided the following direction:

Councilmember Headding moved the Council direct staff to research and return to Council with options for improving overall parking and business atmosphere in the Downtown and on the Embarcadero including the following: consider implementation of angled parking based on the Parking Management Plan (PMP) for four areas/streets, consider implementation of commercial loading zones for the Embarcadero as identified in the PMP and direct modification to MBMC 10.48.020, research paid parking opportunities and bring back options for discussion, and include review by all the appropriate boards and/or committees. The motion was seconded by Councilmember Johnson.

Based on the direction provided by Council, staff is bringing this item forward to the Planning Commission for discussion.

2007 Parking Management Plan

The City Council, on October 8, 2007, approved the Final Parking Management Plan for the City of Morro Bay, through adoption of Resolution No. 48-07. The PMP can be found on the City website in the Document Center, under Community Development-Planning Division-Other Plans and Studies-Parking Management Plan at the following link: <http://www.morro-bay.ca.us/DocumentCenterii.asp>. The PMP has gone mostly untouched since adoption, with the

Prepared By: SG Dept Review: SG

exception of the directional signage program noted in Appendix E of the PMP. Directional/wayfinding signage, will also be addressed as part of the Downtown/Waterfront Strategic Plan process.

Recent parking improvements in the city include the addition of approximately 200 parking spaces through acquisition of the dirt parking lot from Dynegy, typically referred to as the “Triangle Lot” and acquisition of the 40-space parking lot at the corner of Market Street and Pacific. Both parking lots have been signed and are open for public use.

The City has recently restriped many of the curbside parallel parking spaces with “Parking t’s” in the downtown to better delineate the extent of individual parking spaces. The City has also added perpendicular parking on the west side of Market Street, between Beach and Surf Streets.

DISCUSSION

Staff has reviewed the PMP, and while the City has done little to implement its’ policies since the 2007 adoption date, there are some items worth further discussion from an implementation standpoint. Of particular interest are plan and parking related policies concerning the following areas:

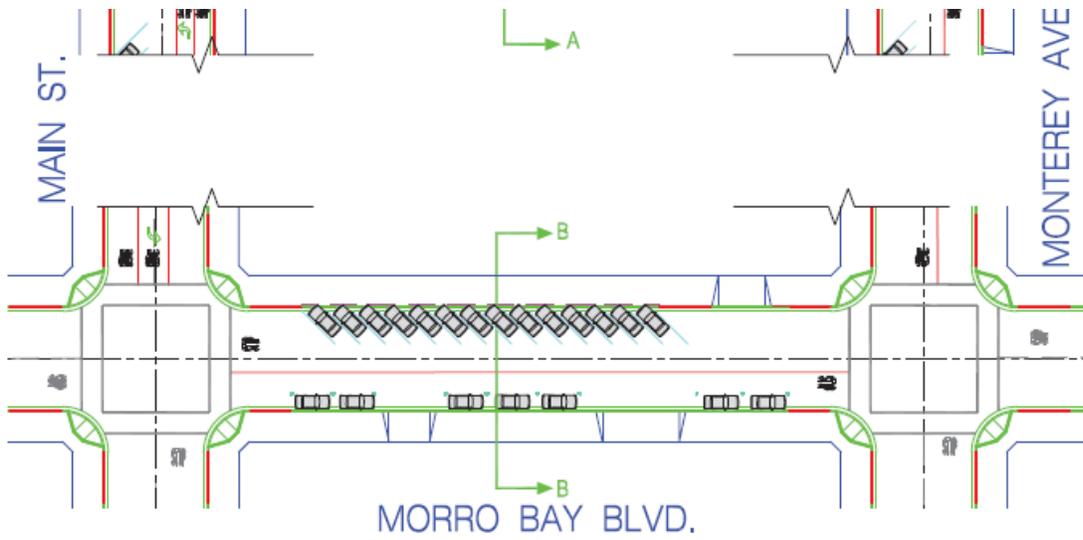
1. Restriping some of the parking areas in the downtown to achieve a greater yield
2. Addition of commercial loading zones in the Embarcadero area
3. Researching paid parking opportunities in the downtown and on the Embarcadero
4. Review and possible amendment of current parking policies (zoning) to help improve and encourage new and existing businesses to invest in the City.

Angled Parking

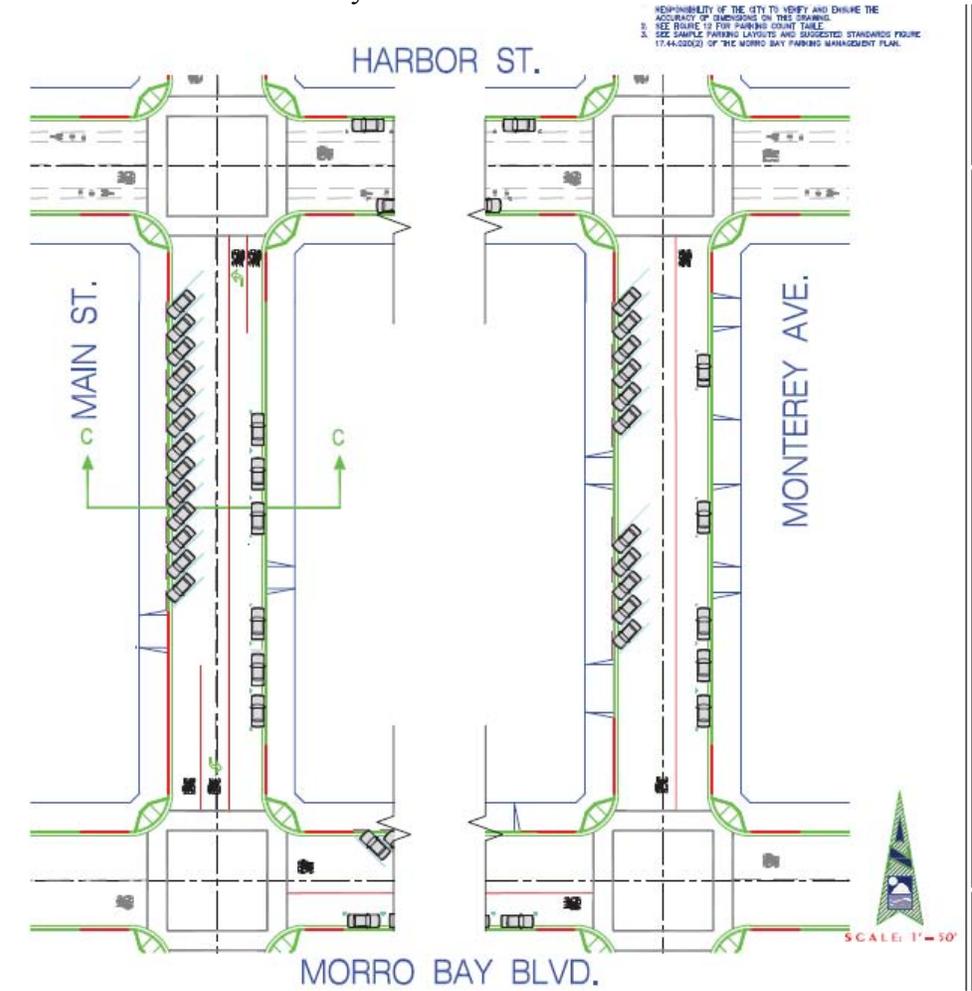
The angled parking discussion starts on page 52 of the PMP, and identifies it as a cost efficient way of achieving additional parking supply, while making use of land that is already under City control. There are likely many streets in and around the downtown where this type of solution could be implemented, the PMP identifies four example locations: 1) North side of Morro Bay Blvd. between Monterey and Main, 2) West side of Main, between Harbor and Morro Bay Blvd., 3) West side of Monterey between Morro Bay Blvd. and Harbor and 4) Center lane of Market between Dunes Street and Harbor Street.

Layouts for the four example locations are provided below:

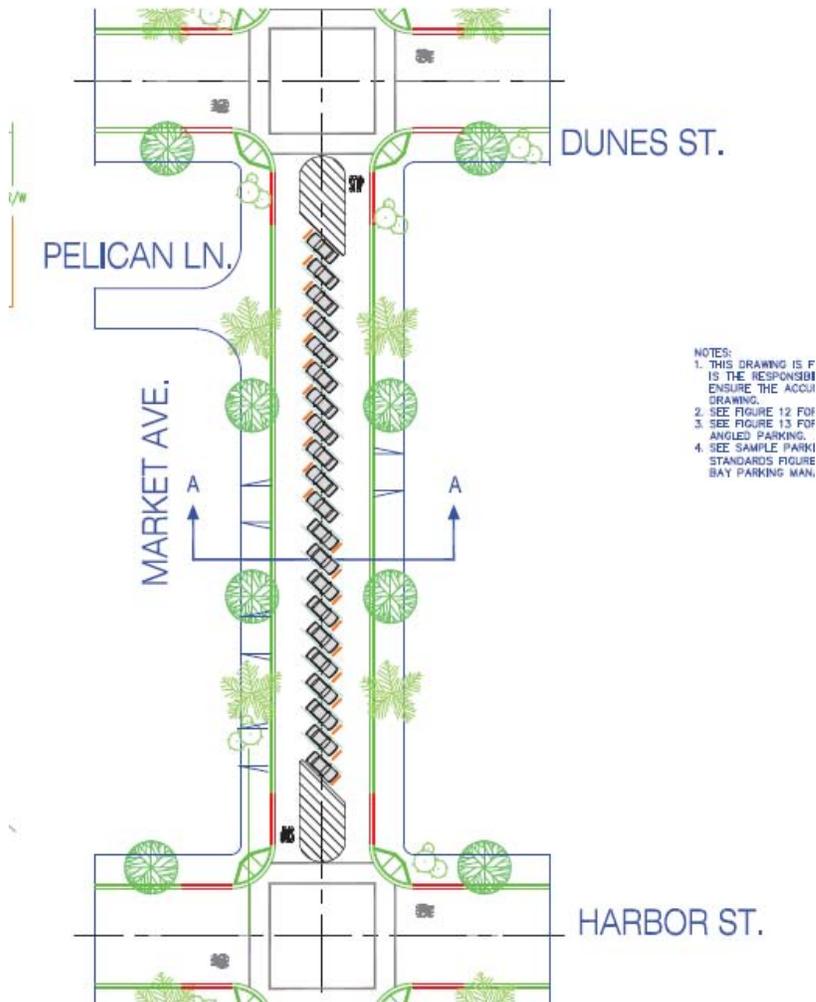
1. Morro Bay Blvd.



2 & 3. Main Street & Monterey Avenue.



5. Market Avenue.



Overall the concept would be to implement angled parking in those four locations similar to the area on Market Avenue in front of the Elemental Herbs (All Good), as a starting point. Addition of angled/perpendicular parking on other streets could be considered over time.

Commercial Loading Zones

Commercial loading zones or “Delivery Truck Parking” is discussed beginning on page 70 of the PMP and includes recommendations for the modification, when prior to 11am, deliveries may be made to Embarcadero Businesses, along with the addition of several short term/time limited spaces. The PMP directs installation of loading zones, in cooperation with local businesses and suggests the following locations:

- East side of Embarcadero south of Driftwood Street
- West side of Embarcadero south of Morro Bay Blvd.
- East Side of Front Street south of the northerly intersection with Embarcadero

As noted previously, Commercial Loading Zone design and location are under consideration as part of the ongoing Embarcadero Sidewalk Widening and Centennial Stair projects. Draft preliminary designs are anticipated within the next 45-days for these deliverables.

Paid Parking

Paid parking is discussed on page 64 of the PMP and the conclusion is somewhat mixed. The PMP does note “charging for parking in selected locations is a technique used to discourage parking by certain users, such as employees”. There are other studies that clearly indicate that paid parking can improve parking space turnover, and thus lead to an increase in business. The PMP does indicate that Morro Bay, at the time of plan adoption of the PMP, did not have a high demand for parking, leading to a conclusion that paid parking may not be needed. Staff, in reviewing the PMP, and considering many of our businesses do believe we need to improve parking availability in high-business areas, recommends that further consideration be given this idea. Conceptually, the idea is to look at parking holistically by identifying areas where increased parking space turnover is desired and by identifying areas where it is acceptable to park for longer periods of time. Having low cost or free parking lots and/or on street parking around the perimeter of the Downtown and Embarcadero and higher cost parking areas in the immediate vicinity of the core commercial areas would push longer term parking outside the core commercial areas where turnover is desired.

Once we receive input from the Planning Commission on this specific item, staff will likely take this concept out to the business community for further discussion/review.

Grandfathered Parking and Parking In Lieu

As the Planning Commission is likely aware, the Council, on June 28, 2016, adopted Resolution 54-16 acknowledging historic parking credits on the Embarcadero, dramatically lowering parking In-lieu fees and directing development of a comprehensive parking solution for the downtown. The specific direction provided by Resolution 54-16 is provided below and the full text of Resolution No. 54-16 is provided in Attachment A.

1. Use of historic parking credits along the Embarcadero is an acceptable practice for evaluation of parking requirements found Chapter 17.44 of the City of Morro Bay Municipal Code.
2. The Parking In-Lieu fee program, established by Resolution No. 37-05, shall be suspended, from the date of adoption of this Resolution, for a period of no more than 24 months, as an economic incentive for new or redevelopment/expansion of commercial properties within the City.
3. The parking in-lieu fee program, for the following 24 months, shall include the following parameters:
 - a. Parking in-lieu fees are waived for the first four (4) required parking spaces
 - b. In-Lieu fees in the amount of \$500.00 shall be paid for any additional in-lieu parking spaces required beyond the initial 4.
 - c. Community Development Department staff shall have the ability to administer the in-lieu fee program for all administrative approvals involving seven (7) or fewer in-lieu spaces.
 - d. Projects involving a need for eight (8) to fifteen (15) in-lieu spaces shall require Planning Commission review.
 - e. Projects requesting in-lieu parking spaces totaling sixteen (16) or greater shall require approval by the City Council.

The City Council may reduce or increase that period by adoption of another resolution.

4. Staff is directed to develop a comprehensive parking solution for the downtown and waterfront/Embarcadero areas of the City as part of the General Plan/Local Coastal Program update process, including recommending actions needed to rescind or revised this Resolution and Resolution No. 37-05. as needed.

Resolution 54-16 is effective for up to 24 months and it is therefore imperative that staff gain input from the Planning Commission on desired parking requirements for the long term. Input specifically on whether the parking in lieu fee program should be continued, where it should apply and how much should be charged is desired.

CONCLUSION

Staff recommends the Commission review the staff report and attachment, presentation by staff and provide desired input for next steps.

ATTACHMENTS

- A. CC Resolution No. 54-16

ATTACHMENT A

RESOLUTION NO. 54-16

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA TO MEMORIALIZE HISTORIC PARKING CREDITS, SUSPEND PARKING IN-LIEU FEES FOR THE EMBARCADERO AND DOWNTOWN AREAS, AND DIRECT THE EVALUATION OF THE COMMERCIAL PARKING PROGRAM

THE CITY COUNCIL City of Morro Bay, California

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on May 3, 2016, for the purpose of considering an interpretation of historic parking credits and to forward a recommendation to City Council for approval; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 28, 2016, for the purpose of considering the memorialization of historic parking credits, the suspension of parking in-lieu fees for the Embarcadero and Downtown areas for 18- 24 months, and directing the evaluation of the overall commercial parking program as part of the General Plan / Local Coastal Plan update process; and

WHEREAS, the City Council has duly considered all evidence, including the recommendations made by the Planning Commission, the testimony of interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay as follows:

1. Use of historic parking credits along the Embarcadero is an acceptable practice for evaluation of parking requirements found Chapter 17.44 of the City of Morro Bay Municipal Code.
2. The Parking In-Lieu fee program, established by Resolution No. 37-05, shall be suspended, from the date of adoption of this Resolution, for a period of no more than 24 months, as an economic incentive for new or redevelopment/expansion of commercial properties within the City.
3. The parking in-lieu fee program, for the following 24 months, shall include the following parameters:
 - a. Parking in-lieu fees are waived for the first four (4) required parking spaces
 - b. In-Lieu fees in the amount of \$500.00 shall be paid for any additional in-lieu parking spaces required beyond the initial 4.

- c. Community Development Department staff shall have the ability to administer the in-lieu fee program for all administrative approvals involving seven (7) or fewer in-lieu spaces.
- d. Projects involving a need for eight (8) to fifteen (15) in-lieu spaces shall require Planning Commission review.
- e. Projects requesting in-lieu parking spaces totaling sixteen (16) or greater shall require approval by the City Council.

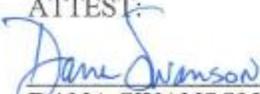
The City Council may reduce or increase that period by adoption of another resolution.

- 4. Staff is directed to develop a comprehensive parking solution for the downtown and waterfront/Embarcadero areas of the City as part of the General Plan/Local Coastal Program update process, including recommending actions needed to rescind or revised this Resolution and Resolution No. 37-05. as needed.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 28th day of June, 2016 on the following vote:

AYES: Makowetski, Johnson, Smukler
NOES: None
ABSENT: Heading
ABSTAIN: Irons


JAMIE L. IRONS, Mayor

ATTEST:

DANA SWANSON, City Clerk