

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
Monday, September 5, 2006

Chairperson Sarah McCandliss
Vice-Chair Bill Woodson Commissioner Gary Ream
Commissioner Nancy Johnson Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

McCandliss called the meeting to order at 6:05 p.m.

II. PLEDGE OF ALLEGIANCE

Tefft led the pledge.

III. ROLL CALL

McCandliss asked that the record show all Commissioners were present.
Staff Present: Bruce Ambo, Michael Prater, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Tefft 2nd to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 28, 2006 meeting, City Council:

- Authorized the issuance of a RFP for a development impact fee study
- Approved the Public Services Department reorganization plan
- Authorized the relocation of the right-of-way for the Hwy 1 interchange for the roundabout
- Acted to increase wastewater fees
- Heard a presentation by the Promotions Committee on marketing Morro Bay

At the September 11, 2006 meeting, Ambo said Council would:

- Hear two appeals of the State Park project to construct a new sewage pump station
- Hear an item to study wastewater treatment alternatives for the Chorro Valley
- Consider the vacation rental transit occupancy tax
- Address an update on changes in trolley stops and routes

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 21, 2006

MOTION: Ream, Johnson 2nd to approve the minutes. Vote: 5-0.

VII. PRESENTATIONS

A. NEW Futures Committee – Explaining who they are and what they are doing.

Member John Meyers explained three scenarios the committee is looking at for the future of the site. He said a new web site – www.newfutures.morro-bay.com has been developed. Member Bill Newman announced a Public Workshop on Saturday, September 30, 2006. It will be held at Veteran's Hall from 11 a.m. to 3 p.m.

VIII. ORAL COMMUNICATIONS:

Jim Pauly stated his concerns about creating smaller lots and the limited City parking.

Ken Vesterfelt complimented and thanked McCandliss for her service to the City and wished her the best in the next chapter or her life.

McCandliss thanked Michael Prater, past Commissioners, Bruce Ambo, City Council members, current Commissioners, City staff and the citizens of Morro Bay for their support during her terms on the Planning Commission.

IX. FUTURE AGENDA ITEMS

Ream requested an election for Chairperson and, if necessary, a Vice-Chairperson at the next meeting. McCandliss replied it would be placed on the next agenda. Ream requested a discussion on the Driftwood stairway. Commissioners agreed.

Due to City Council's decision not to appoint another Commissioner until January 2007, there was discussion about consequences of 2-2 votes. Ambo said tied votes are a technical denial. He said they could be appealed to City Council, if the applicant was willing to pay 20 percent of the base fee. Ambo added many items automatically go to Council. He said applicants could also ask for a continuance until January with no fee increase. Ream clarified the Commission will explain the options to applicants.

McCandliss called at break at 6:30 p.m., then reconvened the meeting at 6:43 p.m.

X. PUBLIC HEARINGS

- A. Subdivision Ordinance Update: The Planning Commission will continue its public hearing on the Subdivision Ordinance Update to consider and ultimately make recommendations to the City Council on the update. The topics will include continued review of the last two chapters, Chapter 10, Compact In-Fill Developments and Chapter 11 Conservation Subdivisions. (These two types are currently classified under Community Housing Project regulations Title 17) (Recommended CEQA Determination: A Negative Declaration has been prepared). Staff Recommendation: Adopted Resolution 01-06

Prater summarized the work already accomplished on the ordinance.

Ambo explained there would be more opportunities for public comment when the ordinance is reviewed by City Council.

McCandliss opened the Public Meeting. Hearing no comments she closed the Public Meeting.

Commissioners reviewed Chapters 10 and 11. Changes and additions will be noted in the draft before it is presented to City Council.

MOTION: McCandliss, Johnson 2nd to adopt Resolution 01-06 and approve the Negative Declaration.
Vote: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. 3230 Main Street (4 new SFR in MCR zone)

Prater also mentioned a new submittal for a SFR at 981 Las Tunas.

XII. NEW BUSINESS

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 8:07 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, September 18, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Michael Prater
Secretary