



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

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

209 Surf Street, Morro Bay
Monday, August 7, 2006

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

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ACCEPTANCE OF AGENDA

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

VI. CONSENT CALENDAR

A. [Approval of minutes from hearing held on July 17, 2006](#)

VII. 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 Oral Communications 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.

VIII. ORAL COMMUNICATIONS:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

IX. FUTURE AGENDA ITEMS

X. PUBLIC HEARINGS

A. [Site Location:](#) 1130 Scott Avenue in the C-2/PD/SP District. Applicant: Dunes Valley View. The applicant is requesting a Conditional Use Permit, and Coastal Development Permit to construct a new two story commercial and residential unit (2,544 square feet) the ground level will be commercial storage with a bathroom of 1,320 sqft with an associated second story office and bathroom of 333 sqft totaling 1,653 sqft. The second story will also have a residential security unit (1 bedroom 1 bath apartment – 940 square feet). The parking provided meets the required one-car covered carport as an enclosed garage and the commercial parking space will be pay-in-lieu fees of 1 space. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption Section 15303, Class 3). [Staff Recommendation:](#) Conditionally approve the project. [Staff Contact:](#) Mike Prater, Senior Planner, 772-6261.

- B. Site Location: Morro Bay State Park in the OA-2/PD District. Applicant: State of California. The applicant is requesting Coastal Development Permit approval for the construction of a new sewage pump station, the rehabilitation of a second pump station, replacement of approximately 1,000 linear feet of gravity sewer main, and the rehabilitation of approximately 1,600 linear feet of existing sewer lines. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared and was filed with OPR on March 4, 2004).
Staff Recommendation: Conditionally approve the project.
Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.
- C. GENERAL PLAN/COASTAL LAND USE PLAN UPDATE: The Planning Commission will conduct a hearing to recommend the Draft General Plan/Coastal Land Use Plan for the Safety Element and Maps to the City Council for their consideration of forwarding the same draft to the California Coastal Commission for their review and certification. This hearing will discuss the Safety Element section, and include an orientation focusing on the purpose in updating this Element, and include a background discussion on the public review process to date. The City Council previously adopted the Negative Declaration pursuant to the applicable provisions of the California Environmental Quality Act (CEQA). Copies may be reviewed at the Public Services Department, 955 Shasta Avenue, Morro Bay or at the Morro Bay Public Library. The draft is also available at the City of Morro Bay web site at: www.morro-bay.ca.us/public.html
Staff Contact: Mike Prater, Senior Planner, 772-6261.

XI. OLD BUSINESS

- A. Current Planning Processing List
Projects submitted for Administrative Approval (not single-family residential unless in MCR)
1. None

XII. NEW BUSINESS

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, August 21, 2006, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

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

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

RULES FOR PRESENTING TESTIMONY

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

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

APPEALS

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

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

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

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

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

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

This Agenda is available for copying at Mills Copy Center and at the Public Library