

AGENDA ITEM: VI-A

DATE: April 6, 2011

ACTION: _____

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
March 16, 2011

Chairperson Rick Grantham

Vice-Chairperson John Diodati
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis, and Rob Schultz

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Tom Laurie led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioners expressed their appreciation for the Planners Institute training they attended recently in Pasadena and agreed it was a beneficial conference.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the March 8th meeting and for the upcoming March 22nd City Council meeting.

V. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period and hearing none closed Public Comment period.

IV. CONSENT CALENDAR

Irons asked to have both minutes corrected to reflect the Vice-Chairperson as John Diodati and not Jamie Irons.

A. Approval of minutes from Joint City Council /Planning Commission meeting held on February 22, 2011.

B. Approval of minutes from Planning Commission meeting held on March 2, 2011

MOTION: Irons moved the Planning Commission approve the Consent Calendar. Nagy seconded the motion. The motion carried unanimously (5-0).

VI. PRESENTATIONS

- A. Presentation from Tom Laurie comparing the re-birth of Cannery Row to the re-birth of Morro Bay's Embarcadero

Tom Laurie gave a presentation to the Planning Commission and spoke about the future development of the power plant area and stated the LCP needs to be re-written which is important for Morro Bay to keep up with changes. Laurie noted that Cannery Row in Monterey was a former use prior to being redeveloped into a popular tourist destination.

VII. PUBLIC HEARINGS

- A. *This item has been requested to be continued to the April 6, 2011 meeting.*

Case No.: S00-048/UP0-086/CP0-130

Site Location: 2400 Main Street, Northeast corner of Main and Bonita

Applicant/Project Sponsor: Morro Mist LLC. Steve and Gayla Miller / Cathy Novak

Request: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve Tentative Subdivision Map S00-048, Conditional Use Permit UP0-086 and Coastal Development Permit CP0-130.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

MOTION: Solu moved the Planning Commission continue the hearing to the April 6, 2011 meeting. Diodati seconded the motion. The motion carried unanimously (5-0).

- B. **Case No.:** UP0-284

Site Location: 1001 Front Street

Applicant/Project sponsor: Giovanni DeGarimore / Cathy Novak

Request: The project is located on lease sites 105.1W and 105.2W adjacent to 1001 Front Street and is zoned Harbor and is governed by the Waterfront Master Plan. The project proposes to reconfigure and expand the existing dock system. The proposal includes expanding the head-float and installation of four new finger floating docks approximately 50 feet by 4 feet 4 inches wide. The project would include the construction of a new accessible landing and gangway. The project also includes the addition of a windscreen and retractable awning over the existing general public outdoor dining area located on the wharf, this portion of the project is zoned. Parking will be accommodated within a parking lot adjacent to Front Street however; the applicant has requested that the design of this lot not conform to minimum parking standards. An exception has been requested to the minimum parking aisle standard, minimum parking stall dimensions and to waive all landscaping requirements.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Approve Concept Plan with conditions (UPO-284)

Staff Contact: Sierra Davis, Assistant Planner, (805) 772-6270

Commissioner Solu recused himself from deliberation due to a potential conflict of interest.

Davis presented the staff report.

Chairperson Grantham opened the Public Comment period:

- Cathy Novak, Representative for the Applicant, presented an overview of the project explaining each component of the project and noted her disagreement with staff regarding parking and modification of the conditions.

Hearing no further comment, Chairperson Grantham closed Public Comment period.

Commissioners had discussion with Applicant's Representative regarding:

- The condition to provide landscaping in the parking lot and the Applicant's request to remove that condition due to difficulty with irrigation;
- Whether to require the Applicant to dedicate sidewalk to the City; and
- The issue of parking spaces. Livick confirmed that the new parking circulation plan is acceptable to staff.

Chairperson Grantham called for a ten minute break.

Commissioners continued discussion on:

- The parking lot and the following issues associated with it:
 - Whether to remove or modify the landscaping conditions;
 - The existing fence and landscaping on the street frontage;
 - The parking design; and
 - The ADA handicap parking spot and its location.

Diodati noted that as approved in the February 22nd joint City Council/Planning Commission minutes, City Council has directed the Planning Commission to follow the rules and principles of the City.

Livick clarified for the Commission that pursuant to Building Code, the location of the ADA parking spot must be closest to the use that it is serving. The Commission does not have discretion over the location.

Commissioners discussed with staff how to maintain the pedestrian view shed by allowing flexibility on the landscaping such as a masonry wall with landscaping on top or a 5% landscaping requirement or demonstrate that it cannot be met.

Livick clarified that if the applicant's survey shows a portion of the sidewalk is located on private property then a dedication is required. It is not an option as the public sidewalk needs to be in the public right of way. At the time of precise plan submittal, the survey info should show on the site where the right of way occurs and the dedication will be offered at that time.

MOTION: Diodati moved the Planning Commission approve Conditional Use Permit #UP0-284 for the construction of a new dock, gangway, landing, awning and parking lot at 1001 Front Street with the attached findings and conditions as seen in Attachment 1 and 2 as amended and to include the following amendment to condition #9 of attachment 2:

- That a maximum of a three foot high masonry wall with landscaping on top in lieu of a landscaping plan or a permanent fencing material consistent with zoning ordinance 17.48.100 and a landscaping plan submitted with a precise plan that covers a minimum of 5% landscaping

unless it is demonstrated that it cannot be done otherwise. Either alternative shall maintain the pedestrian view shed to the Bay.

Irons seconded the motion. The motion carried unanimously (4-0).

VIII. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the work program.

IX. NEW BUSINESS

A. Consider Commissioner Diodati's request for absence from several Planning Commission meetings.

MOTION: Irons moved the Planning Commission allow Commissioner Diodati's request for absenteeism for specified dates in his letter April 6th, 20th, May 4th, 18th and June 1st.

Nagy seconded the motion. Motion carried unanimously (5-0)

X. DECLARATION OF FUTURE AGENDA ITEMS

Commissioners discussed whether to amend moving forward on Bylaws for the Planning Commission.

MOTION: Solu moved the Planning Commission appoint Commissioner Nagy and Commissioner Irons to be on a subcommittee to work with the City Attorney to start putting together Planning Commission Bylaws for the City of Morro Bay.

Diodati seconded the motion. Motion carried unanimously (5-0).

XI. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 8:15p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, April 6th, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary