

AGENDA ITEM: VII-A

DATE: May 4, 2011

ACTION: APPROVED

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  
April 6, 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 with the exception of Vice-Chair John Diodati.

Staff Present: Rob Livick, Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Livick led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS – None.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the March 22<sup>nd</sup> meeting and for the upcoming April 12<sup>th</sup> City Council meeting.

V. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period.

- Ken Vesterfeld of Morro Bay announced Friday, April 8<sup>th</sup> will be the Tip-a-Cop dinner which is a fundraiser to benefit Special Olympics. Also, on Friday, April 15<sup>th</sup> is the first Emergency Vehicle car show, a free event and on May 5-8<sup>th</sup> is the Annual Cruisin' Morro Bay Car Show.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on March 16, 2011.

**MOTION:** Nagy moved the Planning Commission approve the Consent Calendar. Irons seconded the motion. The motion carried unanimously (4-0).

VII. PRESENTATIONS - None.

VIII. PUBLIC HEARINGS

A. *This item has been continued from the March 16, 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

Wold presented the staff report.

Commissioners discussed with staff the conflicts between the Zoning Ordinance, General Plan and LCP in addition to the following:

- The lack of a commercial component to the project and the General Plan and zoning requirements for mixed use;
- The affordability condition of 2.3 units and the procedure for developing when there is a fractional requirement. The City Council in the past has allowed fractional units to be paid as an in-lieu fee. Wold clarified how the provision of additional affordable housing units could enable the Applicant to overcome the commercial requirement; and
- The parking requirement of 49 spaces versus the Applicant's proposed 43 spaces.

Chairperson Grantham opened the Public Comment period:

- Cathy Novak, Representative for the Applicant, spoke to clarify details of the proposed project and its conditions;
- Jay Chiasson of Morro Bay urged that commercial development be in the downtown area not in North Morro Bay;

The following persons spoke against the proposed project:

- David Janzen of Morro Bay expressed concern about the lack of adequate parking;
- Brenda Agee of Morro Bay stressed this project is wrong for Morro Bay and stated even more homes are not needed and also was opposed to the high density of this proposed project;
- Conrad Michel of Morro Bay who expressed concern about parking and the numerous exceptions asked for by the Applicant; and
- Roger Ewing of Morro Bay questioned the community benefit to be gained for the exceptions requested by the Applicant.

Commissioners discussed with staff:

- The conflicts in the code between compact infill development and community housing guidelines and the exceptions requested by the Applicant; and
- The parking requirements for the project and whether to condition an additional 3 parking spaces for a total of 46 spaces.

Commissioner Irons asked Wold to clarify if the code will allow a 100% residential project. Wold stated the policies in the General Plan and LCP and Zoning Ordinance do not allow elimination of commercial use based on the fact that market would not support it. Wold clarified the Commission would need to either make the finding that the affordable housing provided is above the minimum requirement or do a General Plan amendment and rezone the property.

Commissioners continued discussion regarding whether to condition a third affordable unit instead of a fractional unit. If a third unit is conditioned, then the project would be consistent with the Municipal Code and could be made 100% residential.

Novak responded to the Commission that the Applicant would be willing to offer 2.4 affordable units instead of the fractional 2.3 affordable units. Wold clarified for the Commission that the additional 0.1 amount equates to an additional approximate \$20,000 that would be paid into the City's affordable housing in-lieu fund.

Commissioner Irons quoted document H17.2 of the Housing Element which discusses neighborhood compatibility and cited the 3100 block of Main Street as an example. Commissioner Irons suggested that based on this Main Street project as an example, that the Commission use the same frontal and side yard setback of 15 feet and 10 feet while allowing the reduced interior setback exceptions and not allow the parking exception. This would require the Commission to continue the project and the applicant to adjust the project accordingly. No discussion by the Commission was followed in support of that suggestion.

Commissioner Solu asked the Applicant to talk about the parking issue.

Novak responded that she asked the Architect to find a way to provide 3 additional compact parking spaces. She presented a design that showed the parking spaces on site in the current common open space area with pavers, instead of asphalt, which would allow this parking space to double as overflow space when not in use as parking.

**MOTION:** Nagy moved the Planning Commission approve this 23-unit housing project with the findings that the overall project meets the General Plan and with the following conditions:

1. Add 3 extra parking spaces, and they can use it with pavers and so it can be used as also as common outdoor area, sort of overflow parking and;
2. The applicant to be charged the 2.4 housing units for inclusionary in the affordable housing.

Solu seconded the motion. The motion carried 3-1. Irons dissented.

## IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program  
Commissioners reviewed the work program.

X. NEW BUSINESS

XI. DECLARATION OF FUTURE AGENDA ITEMS  
Commissioners agreed to agendaize a discussion about modifications to the Zoning Ordinance.

XII. ADJOURNMENT  
Chairperson Grantham adjourned the meeting at 7:55p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, April 20<sup>th</sup>, 2011 at 6:00 p.m.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary