

AGENDA ITEM:   A-4  

DATE:   May 20, 2014  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –MARCH 19, 2014  
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT: Michael Lucas Commissioner  
Robert Tefft Commissioner  
Gerald Luhr Commissioner

STAFF: Rob Livick Public Services Director  
Whitney McIlvaine Contract Planner  
Cindy Jacinth Associate Planner

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

Chairperson Tefft introduced new and returning Commissioner, Gerald Luhr.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Lucas asked to postpone vote until the next meeting and nominate Commissioner Tefft to continue as Acting Chairperson in the interim.

Commissioner Luhr seconded the nomination.

PUBLIC COMMENT - None

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

B-1 **Case No.:** #CPO-429 and #UPO-376

**Site Location:** 60 State Park Road

**Proposal:** Modifications and commercial improvements to an existing hotel including renovations to public areas, addition of outside gazebo and changes to roofline.

**CEQA Determination:** Categorically exempt, Class 1 and Class 3

**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Tefft inquired if Commission would be commenting on the lease arrangement at this time.

Livick stated in November 2004, the City's Harbor Director transmitted a letter to the property owners stating the lease is Tidelands Trust property entrusted to the City to lease out and maintain, and the City took on responsibility to maintain existing fencing and restricted public access as necessary. He stated the City did not have a current capital project to repair bulkhead, noting it is an existing City lease site, not the applicants.

Commissioner Tefft inquired if the area with erosion concern is on a different parcel.

Livick replied it is on Tidelands Trust area that is managed by the City and will be improved when the property gets leased.

Commissioner Luhr inquired about the lease size and whether easements are attached to it up to the State Park road. Livick responded he had not seen the legal description and noted this is a land and water lease site.

Commissioner Lucas inquired if the State Park Master Plan requires walkways in any part of the park and expressed concern about the trees along the side of the road if constructing a walkway.

Livick replied they asked for a DG pathway with pervious fabric underneath the DG walkway.

Commissioner Luhr inquired if there are any future plans to establish a harbor side pathway from the existing boardwalk to the State Park campgrounds or museum. Livick replied not at this time.

Commissioner Tefft inquired about ownership of the Inn's property and whether Inn had a remedy if the seawall were to fail and erosion were to endanger its property.

Commissioner Luhr inquired if there are structural reports or surveys on the bulkhead and its condition. Livick replied none that he knew, noting the Harbor Department may have some.

Commissioner Tefft opened Public Comment period.

Anna Olson, General Manager at Inn at Morro Bay and Applicant described the proposed project and their business strategy to improve business operations.

Commissioner Lucas asked Olson if the owner had concerns with the States conditions it wanted to add to the permit. Olson replied no, stating it is a chance to beautify the property.

Commissioner Luhr asked for clarification on ADA compliance for the lower meeting rooms, private dining room, breakout area adjacent to the patio, existing dining room for the restaurant, and access from the front to the patio. Daniel Deutsch, Architect, stated the area being renovated is the main building noting they are not touching the rest of the buildings. He stated all areas of the proposed project will be ADA compliant.

Commissioner Luhr asked if there are plans to pursue a lease on the Tidelands lease hold, the property on the bay side that has the bulkhead to the west, and if management would grant an access easement to the leasehold site. Olson stated the lease hold had expired and the owner would like to review this with the City at another time, noting for the access easement she believed management would grant one.

Commissioner Lucas stated support for the project, noting it works well with the existing building and discussed building material samples with Applicant. Paul Darrell, Designer, stated Inn is keeping the Rock and bay views, trying to maintain the architecture and bringing it back to a California bungalow look with beam ceilings and rock. He stated materials used would fit with the rock that is on the outside and the color will remain the same.

Commissioner Luhr asked for clarification on the ceilings and if the clerestories would be exposed to get light through to the lobby area. Darrell replied there are structural restrictions through the center of the building from the lobby area into the bar lounge area and the reason for putting the clerestory there.

Commissioner Luhr stated he was glad natural light was being introduced into the central core and the heights of the proposed roof lines were lower than the existing ones. He inquired with staff if the Inn wanted to enclose the patio in the future, would it come back to the Commission. Jacinth replied it would.

Commissioner Luhr noted previous projects had a Coastal Commission requirement for bird safe glazing and asked if that is or could be a condition. Jacinth replied it has not been included as a condition but the Planning Commission could add it. Darrell stated all glass would be tempered glass but could change to laminate glass if had to.

Commissioner Tefft closed Public Comment period.

Commission Tefft stated the renovation appears to fit seamlessly, is a unified building that doesn't appear to have been chopped up and noted opening the interior spaces will be a big improvement. He expressed concern with wind for the outdoor dining with the height of wind shielding proposed.

Commissioner Luhr stated he would like to a condition the Inn would work with the City to create an access easement to the Tidelands Trust lease hold on the bay side so if they don't lease it, it would be accessible for other usage. Livick stated staff has drafted condition number 3 stating the applicant shall grant an access easement to lease site 27W to the satisfaction of the Harbor Director and City Engineer prior to building permit issuance.

**MOTION:** Commissioner Lucas moved the Commission adopt Planning Commission Resolution 04-14 which includes the findings and conditions of approval for the project depicted on site development plans dated January 28, 2014 and as amended during this meeting with the addition of condition 3 as read by staff.

Commissioner Luhr seconded the motion and motion passed unanimously. (3-0)

#### UNFINISHED BUSINESS

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

Jacynth reviewed the work program with Commissioners.

Commissioner Luhr asked if an announcement needed to be made of the vacant Commissioner's seat.

Livick replied due to the City Council changing the Commission meeting dates, Chairperson Grantham has resigned and City will be advertising opening.

C-2 Upcoming Projects: 1000 Ridgeway – Appeal Hearing Continued From 3-5-2014,  
Housing Element 2014-1029 – Continued Discussion from 3-12-14 Public Workshop  
Staff Recommendation: Review and provide comments to Staff as necessary

Commissioner Tefft encouraged members of the Commission and public to submit input to staff in writing or by email.

#### D. NEW BUSINESS

D-1 Schedule of regular Planning Commission meeting dates for 2014

Commissioner Tefft noted that April 1, 2014 would be the first meeting on Tuesday.

D-2 Discussion to Form Sub-Committee for Potential FAR/Neighborhood Compatibility Regulations

Livick stated Commission may want to wait on forming subcommittee until new Commission members have been appointed. He stated at the joint meeting with City Council an item was brought up to review the specific plans to determine if they need revising, noting the Commission may want to add this to the sub-committee.

Commissioner Lucas asked about staff involvement with this. Livick replied direction from Council would be needed before staff could devote time to it, noting the Commission would need to decide what it wants to do with FAR and send a memorandum to Council.

Commissioner Tefft asked if the issue of neighborhood compatibility would be dealt with in the context of the specific plans as it seems this has more urgency. Livick replied direction from the

Council at the last joint meeting was to look at the specific plans for review, discussion, and comments that would be rolled into the General Plan/LCP update.

Commissioner Luhr inquired if neighborhood compatibility and the housing element be on parallel tracks with specific plans and how they would be conducted. Livick replied they would be Commission business items.

Commissioner Luhr asked if there was a downtown plan. Livick replied there is no existing downtown plan.

Commissioner Tefft, stated this topic needs more public input opportunities, noting he wants an open discussion and not necessarily jump to FAR. He stated the City needs to provide additional guidance about neighborhood compatibility rather than people guessing what is compatible.

Commissioner Lucas expressed support for additional guidelines and public input, stating it is not issue of style or materials but making residential units looking occupied. He stated it is hard to look at building plans and what it would feel like when talking about neighborhood capability.

Commissioner Tefft stated would like to look at all options, not just limit it to square footage.

Commissioner Luhr stated putting an arbitrary number on square footage is going to change the economic outcome of what a person will be able to do.

Commissioner Tefft agreed square footage is not the whole picture. He stated there was consensus to defer the subcommittee until we priorities are set with what workload would be.

Livick stated staff would bring to Commission an outline of each specific plan to have a brief discussion on where Commission wants to go with them.

## E. FUTURE AGENDA ITEMS

### E-1 Planning Commission Declaration of Future Agenda Items

Commissioner Luhr stated he would like Commission to request City Council give direction for a Downtown specific plan. Commissioner Lucas and Tefft agreed with Commissioner Luhr.

### E-2 Staff Declaration of Future Agenda Items

Jacynth stated Commission will consider at the next meeting a permit for the Gas Company and Coastal Development permit for a single family home addition. She noted the draft Housing Element will come to the Commission on April 15, 2014 for review.

## ADJOURNMENT

The meeting adjourned at 7:20 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Tuesday, April 1, 2014 at 6:00 pm.

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Robert Tefft, Acting Chairperson

ATTEST:

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Rob Livick, Secretary