

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
Tuesday, September 02, 2008

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Woodson led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman and Kay Miller

IV. ACCEPTANCE OF AGENDAS

MOTION: Ream, Woodson 2nd to accept the agenda as presented. VOTE: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 25, 2008 meeting, City Council:

- Updated the Master Fee Schedule
- Directed staff to get a proposal for a new allocation study
- Adopted a resolution in support of protecting local government budgets
- Sent a letter to the County Airport in support of restoring as much airline service as possible
- Approved the Conditional Use Permit for the Concept Plan for the Harbor Building
- Voted to obtain proposals from local realtors for the sale of the City's property at Coral & San Jacinto
- Gave authorization to the Finance Director to select a consultant to design a new web page for the City
- Heard an update on the Morro Bay Nitrate Study
- Approved a water reliability agreement with the County for use of drought buffer
- Directed the City Attorney to allocate funding to trademark the slogan "Discover Your Better Nature"
- Approved reorganization of several positions in Administration, Finance, and Recreation and Parks.

Ambo reported at the September 8, 2008 meeting City Council would:

- Discuss the neighborhood mansions
- Continue a discussion on water utility deposits
- Consider a joint meeting with a Marketing Program for the community
- Ambo announced there will be a JPA Meeting on Thursday, September 4th at 6:00pm in Cayucos

VI. PUBLIC COMMENT

Johnson announced the Planning Commission won the Dahlia Days Contest.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 4, 2008

Woodson asked to have the following changes made to the minutes:

- Page 3, the fourth bullet under his comments add after the comma 'for' and after over 5000 add 'square foot lots'
- Page 3, fifth sentence delete an o on loose to make it lose
- Page 3, seventh sentence add an o to 'to' for 'too' small lots

MOTION: Ream, Luhr 2nd to approve the minutes with the suggested revisions. VOTE: 5 – 0.

B. Approval of minutes from hearing held on August 18, 2008

Johnson noted the “vote” is missing from the motion on the last page. The vote was 5-0.

MOTION: Ream, Woodson 2nd to approve the minutes with the suggested revisions. VOTE: 5 – 0.

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

- A. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.

X. PUBLIC HEARINGS

A. Site Location: 3111 Sandalwood Avenue in the R-1/S.2A zoning district. Applicant: Thom Jess, Arris Studio Architects. The applicant requests Coastal Development Permit approval to construct a 414 square foot habitable floor area addition to an existing single-family residence. This site is located inside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption, Class 1, Section 15301).

Staff Recommendation: Conditionally approve the project. Staff Contact: Rachel Grossman, Associate Planner

Grossman presented the staff report:

- Stating that normally this project would not have to go before the Planning Commission but since it is close to a creek it needed to and a letter of support for the project from the Department of Fish and Game has been submitted
- Clarified the existing deck will not be replaced or repaired
- Clarified any project less than 500 square feet does not require storm water impacts

Woodson would like a storm water presentation and Grossman stated the Engineering Department could do that Woodson was concerned about water saving devices in the project

Johnson clarified this addition is not a garage but living space and Grossman concurred

Johnson opened public hearing asking the applicant to address the Commission

Thom Jess, the applicant, stated that this is a minor addition and does not have a negative impact on the creek. An archeologist did a site survey as well as a review by Fish and Game and both stated that the project has no impact to the creek

Seeing no further comment Johnson closed the Public Hearing

In addressing the Commissioners concerns the applicant clarified the existing deck will not be replaced or repaired and the only work to be done on the deck is maintenance. Woodson stated he is pleased the height limit is adhered to on this project and wants to add water saving fixtures

MOTION: Woodson, Ream 2nd to approve the project as presented. VOTE: 5-0.

B. Site Location: 801 – 833 Embarcadero in the WF/H/S.4 (PD) District. Applicant: Burt Caldwell & Doug Redican. The applicant's are requesting a Conditional Use Permit to demolish portions of two detached building on separate lease sites and remodel the structures while adding new square footage by constructing a 6,257 square foot conference center, 7,770 square foot commercial retail, 2,188 square foot restaurant, add 17 new boat slips, lateral access, and view decks, and create two public plaza's. This site is located inside of the original jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared).

Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater, Planning Manager.

Prater presented the staff report. The Planning Commission had questions/concerns before Johnson opened public hearing. Prater clarified that the footprints for the existing and new building are not closer to the Embarcadero but actually further back. Woodson was concerned about the Morro Bay Blvd. issue and if the plaza is a good idea. Prater clarified that the Planning Commission gives a recommendation to City Council and they make the final decision. Woodson would like to consider a condition to have the restrooms be public restrooms. Prater replied that the harbor department might negotiate that in the lease with the applicant.

Johnson opened public hearing asking the applicant or their agent to address the Commission.

Steven Puglisi presented the project to the Commission stating the project meets all conditions set forth in the City's Ordinances and Codes, which include land use, sidewalk widths, building setbacks and architectural character. He asked the Commission to determine if it is appropriate to include Morro Bay Blvd. as a lease site or recognize the improved and significant public benefits of the Conference Facility and grant waiver to building area, lot coverage and height restrictions, as well as developing a parking plan to be shared throughout the city just as the benefits of the project will be shared.

Mary Beatie with TPG Consulting worked on the approved City's Parking Management Plan that studied the Embarcadero. The plan showed no parking shortage overall only isolated time periods such as holidays in which parking is impacted. This project proposes to partnership with hotels and banks for shared parking, and she also noted that visitors could park at their hotel and take the trolley.

Myraline Morris Whittaker with Central Coast of California Hospitality Consulting Services discussed the functionality of the conference center noting the flexibility of the design. In addressing the concerns about the need for this type of facility, Whittaker stated Conference Planners target groups like SMERF, which stands for social, military, education, religious and fraternal groups. She stated these groups tend to meet midweek and on off-season weekends, which enable them to get better hotel rates and reduce the parking issue, it would also be a great place for weddings and Chamber of Commerce meetings.

Jim Miller with Miller Event Management manages the parking traffic and security at all kinds of events and suggested parking partnership with banks would work.

Andy Peas with In Balance Green Consulting stated the applicants want to pursue green building and LEED certification for this project, noting a preliminary analysis was performed and the project will meet LEED standards. They will perform an energy analysis, water efficiency, landscaping, environmentally preferred materials (re-cycled), indoor air quality, and will include a traffic management plan that will be pedestrian friendly.

Jim Burrows from Firma Landscape Architects states this project creates two new parks and view corridors. There will be a four-foot maximum height for landscape, also included will be benches, a play area for children, an area to display public art, a fire-pit with seating, drought tolerant plants and boardwalk stamps.

Johnson opened Public Hearing to the general public.

John Solo, Jill Crosby, John Weiss, and Mike Casola spoke in favor of the project. John Weiss submitted a letter on behalf of the Chamber of Commerce.

John Barta, George Leage, Floyd Davison, Gail Queen, Cherise Hansson, and Troy Leage spoke against the project.

Seeing no further comment Johnson closed the Public Hearing

During discussion the Commission expressed the following opinions and concerns:

- Commissioner Woodson:
 - ❖ Questioned the number of parking spaces at the bank
 - ❖ Asked Staff to confirm that the trolley runs up and down the Embarcadero
- Commissioner Luhr:
 - ❖ Expressed concern regarding the parking availability
 - ❖ Expressed concern about the boat slip design
 - ❖ Expressed concern over height and roof pitch
 - ❖ States the south side of building needs improvement
- Commissioner Ream:
 - ❖ Expressed concern regarding the parking availability
 - ❖ Would like the consultant to make the project as green as possible
- Commissioner Lucas:
 - ❖ Questioned if parking at the high school is an option
 - ❖ Expressed concern about noise control, adding footage and storm drainage requirements

After the discussion Lucas stated when the destination is right, a conference center fills up and this is a good destination. He complimented the applicant for going to great lengths with their presentation and noted he would like to see public service access for fire truck accessibility. Ream stated the city has stressed the need to bring in more revenue and this project would do just that. He would like the consultant to make the project as green as possible, work on the parking, and agrees the south side of building needs improvements. Luhr stated the project should be LEED certified, and wants to see better parking agreements. Woodson noted the need for a conference center and it is good to see the Chamber of Commerce and hotel owners promote the project, he also stated the consultants need to get together with Harbor to discuss boat slips, public restrooms, and is pleased with the pedestrian walkway. Woodson would also like to see stronger language for storm drains and congratulated the applicant on the TPG study. Johnson suggested they rent some transportation, expand parking options, reduce bulk on south building, meet LEED standards, improve the sidewalks from hotels to downtown, landscape with drought tolerant plants, and parking enforcement.

MOTION: Woodson, Lucas 2nd to approve the project with the following conditions:

1. The project is required to be LEED certified.
2. Public restrooms and appropriate signage will be required during business hours.
3. Coordination with the Harbor Department regarding slip design and ease of navigation.
4. The Public Plazas are recommended via new lease area, however the Commission also felt enough public benefits warranted exception if needed. The Plaza is required to be open to the public 24 hours a day 7 days a week. An emergency access path to facilitate Fire Department was also required.
5. Parking – the Commission recommended the applicant secure an additional 87 parking spaces (public or private) in addition to the historical credits of 110 allowed. These additional 87 spaces

should be outside of the Embarcadero public lots of Front Street and Tidelands. Better demonstration of their location and effective methods of transportation to and from these locations to the conference center and back during the event hours. The terms for any and all off-site private locations shall enter into an agreement and run with the lease.

6. Following the implementation of the parking management strategies in added condition 5., a 2-year monitoring program shall be submitted to measure the success of the program.
7. Add a new pick-up and drop-off located across the street within the Front Street parking area near the chessboard should be designed into the project.
8. Finally, better articulation along the South-side of the building should be considered

VOTE: 5-0.

XI. OLD BUSINESS

- A. Current Planning Processing List
Projects submitted for Administrative Approval (not single-family residential unless in MCR)
 - 1.) 845 Morro Ave., Nail Salon
 - 2.) 999 Main Street, Deli

XII. NEW BUSINESS

A. Adopt-A-Tree Program, Joint recommendation from PWAB and Planning Commission. Woodson clarified what he wanted the Commission to approve. Discussion continued amongst the Commissioners.

Johnson, Woodson 2nd motioned to vote to go past 10:00pm. VOTE: 5-0

MOTION: Woodson, Luhr 2nd to approve the joint letter of recommendation. VOTE: 5-0

XIII. ADJOURNMENT

Johnson adjourned the meeting at 10:06 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, September 15, 2008, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater, Secretary