

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
Monday, June 2, 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

Livick led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff Present: Bruce Ambo, Rob Livick, Michael Prater, Rachel Grossman, Damaris Hanson, Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the May 27, 2008 meeting, City Council:

- Adopted the 2008/2009 Annual Budget
- Had the 2nd reading of Tract 41 Subdivision Ordinance Amendments
- Had the 2nd reading & adoption of the municipal code regulations relative to utility lines that are down in the right-of-way
- Received a report & set a process for conducting further Public Hearings about communicating with the public about the Cal Fire Options for alternative scenarios
- Adjusted the rate schedule for the solid waste management contract
- Received an update report on the joint Harbor/Coast Guard facility
- Provided direction for amending the Parking-in-lieu fees to look at reconfiguring some areas of downtown in which they would have a temporary relief of parking-in-lieu requirements

At the June 9, 2008 meeting, Ambo said City Council would:

- Consider approval of a resolution prohibiting reference to a roundabout at San Jacinto and Main
- Consider approval of a resolution approving Staff to apply for funding from the CalHome program
- Hold a Public Hearing on the abandonment of a portion of Palm Street
- Review the Planning Commission recommendation of the Stormwater Management Plan and give approval to Staff to submit the Plan to the Regional Board
- Have a discussion on how the sewer and water fees were structured
- Consider the possibility of putting a TOT or Utility User Fee Tax on the November ballot
- Hear a discussion item for CDBG PTA grants & potential use for the money
- Hear an update on the Urban Accords
- Review a settlement of a law suit regarding the cell tower proposal at the church on Shasta

Lucas asked if the Council looked at a preliminary plan for the north area of the Embarcadero. Ambo said yes there was a proposal presented to City Council at the last meeting and they directed Staff to continue reviewing the environmental impacts of project. Lucas confirmed it would come before the Commission for the Concept and Precise plan phases.

Luhr asked if the funds that we are looking to apply for would be for the downtown area. Ambo said it is for a general study of the City to determine if there is blight within the City to justify a redevelopment agency.

Woodson asked if the Management Partners study has been buried already or if there be upcoming community workshops. Ambo said that would be addressed at the City Council Goals Workshop planned for June 30.

Johnson asked for clarification about the topic he mentioned about a roundabout at Main and San Jacinto. Ambo said there was a concern by one of the Councilmembers that there is a project on a work list for this roundabout project that they want removed permanently thru a resolution. Johnson also asked for an update on the Main and Quintana roundabout. Ambo updated the Commission as to the status of the project.

VI. PUBLIC COMMENT – None.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on May 19, 2008

MOTION: Ream, Woodson 2nd to approve the minutes as presented. 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: 1405 Teresa Drive in the R-A/PD District. Applicant Seashell Communities Asset Corp. The applicant is returning to the Planning Commission for Precise Plan approval for the construction of 15 workforce-housing units clustered toward the southern end and behind Casa De Flores. This site is located outside of the Coastal appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been adopted). Staff Recommendation: Conditionally approve the project
Staff Contact: Mike Prater, Planning Manager, 772-6261.

Prater presented the Staff report noting the need for a change to condition M in Exhibit A changing the number of affordable units from two to three. Staff addressed the following questions and concerns from the Commission:

- A percentage of the lower units will be required to be handicap adaptable
- There is a handicap ramp by the handicap parking space that provides access to the lower units
- The driveway curbs will all be painted red and no parking
- The distance between the existing storage and existing laundry was checked by the Fire Department and they will look at it again during the Building Permit process
- The timing of when the necessary frontage improvements are installed will be worked out between the applicant and the City Engineer and they will need to be completed prior to the Certificate of Occupancy
- Confirmed that this project is decoupled from the project adjacent to the Casa de Flores site
- There is not a cost for Green Build to review the project

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission. Cathy Novak, agent for the applicant addressed the Commission highlighting the changes to the plans based upon the City Council changes to the concept plan.

Richard Sadowski spoke regarding his concern about the sewage this project will produce and the impact it could have on Lift Station #3 and asked the Commission to not approve the project tonight.

Johnson closed the Public Hearing, seeing no further comment.

Novak addressed the following questions and concerns of the Commissioners:

- The Fire Department had approved the plans as presented tonight
- Confirmed that the applicant is aware they will have to fulfill the affordable housing element at the other site since it was reduced at this site
- The drainage for the site would be looked at closely again
- Agreed to remove one of the eight foot parking spaces to allow for eight of the remaining to be widened to nine feet
- Confirmed items noted on the landscaping plan
- All of the lighting fixtures will be black
- The doors have a glazed surface
- The heating will be gas fireplaces and they will not be flush to the wall
- Venting for the fireplaces will be “through the wall”
- There will be limited exposed area on the retaining wall, most of it will have siding or plaster
- There will be gutters and downspouts on the units
- They would consider using bioswales for management of their stormwater, but it would be challenging due to the nature of the rock on this site
- They would look closer at the lighting on the site and consider adding more especially on the stairways
- They would look at possibly avoiding the use of “scotch broom” in the landscaping plan
- They agreed to remove “fertilized, fumigated” from number 23 in exhibit B
- The siding will be cement board and the storage sheds will be designed to match the theme of the units

Woodson recommended the applicant investigate installing a berm upslope of the project to protect it from heavy rains similar to the existing one.

During discussion the Commission concurred that they would like one parking space removed to make 8 more spots 9 feet wide and recommended to the applicant that they make that change.

Luhr commended the applicant for agreeing to go before the Green Building group and on the design.

MOTION: Woodson, Ream 2nd to approve the precise plan for the project as presented and recommend the applicant review appropriate stair and parking lot lighting, recommend removing “fertilized, fumigated” from item 23 in Exhibit B, remove one parking space to allow for nine more 9 foot spaces, and on item M in Exhibit A change the number of affordable units from two to three. VOTE: 5 – 0.

B. Stormwater Management Plan Update: The Planning Commission will hold a public hearing on the Stormwater Management Plan (SWMP) update. (Recommended CEQA Determination: Categorically Exempt, Class 8, Section 15308). **Staff Recommendation:** Review the Draft Stormwater Management Plan’s minimum control measure tables and provide feedback that will be forwarded onto the City Council for their review and recommendations before submittal to the Water Board on June 20, 2008.

Staff Contacts: Damaris Hanson, Engineering Technician or Rachel Grossman, Associate Planner, 772-6261

Livick presented the Staff Report outlining the requirements for the plan. The following concerns were expressed by the Commissioners and addressed by Staff:

- The potential increased cost to the small builder when trying to apply these new practices especially the large and sloped lots
- How the Regional Board is going to address the water quality of the Bay with these new regulations
- All State, County, and School District Property are not under our purview of this regulation
- Slope stability with water retention on the individual hillside sites
- One of the potential solutions to site runoff is a centralized location in a City retention ponds, also noting that the sites that will be most affected by this requirement is the sandy lots in the south Morro Bay area
- The Harbor's Clean Water Plan will be referenced in our SWMP, since that plan is already approved and addresses visiting boats and live-aboards
- The Collections system has a work plan for repair and maintenance of the collection system lines
- The general public would not be required to implement changes in the first five years, but there will be public process for ordinance changes
- The urgency for putting this plan thru is due to a mandate by the Regional Board
- A very detailed public outreach program is scheduled for this process that will present brochures and flyers for public consumption
- The application process for Prop 84 grants has not started yet, but they will be applying for it
- Confirmed we are responsible for the Creeks within the City limits and upstream monitoring will have to take place to be sure what is coming into our creeks
- Confirmed applicants would have to have some effective impervious area, especially on lots of 5000 square feet or larger
- Confirmed that the impervious areas will include roofs, driveways, walkways, etc. and they can not change the natural hydrograph by 1% or 2 %

Johnson opened the Public Hearing.

Richard Sadowski expressed his disgust with the City for waiting until 18 days before the due date to have one of the first public hearings on this item.

Marla Jo Bruton stated her history of following this plan for the last five years and her understanding of why this is before the Commission tonight and urged them to try to understand what is trying to be achieved.

Lawson Schaller spoke favorably of the healthy gardening workshop that was hosted by the City a few weeks ago and to urge the communities to start addressing personal pollutants running off of their properties now.

Rachel Rosenthal spoke favorably of the plan the City wrote and it's ease of reading. She also suggested for the Council Meeting showing the timeline that shows the public how many more opportunities they will have to speak on this topic.

Al Green asked Staff how the amount of Stormwater runoff is measured. Livick said it is not measured but modeled to determine the amount of runoff for a particular site. Mr. Green asked if the City would consider alternates to concrete and asphalt for parking lot areas. Livick said they would. Mr. Green also asked if roof runoff could come down out of a gutter and downspout and run across a lawn area. Livick said it could.

Johnson closed the Public Hearing seeing no further comments.

Ream noted that the Harbor Department does have a very extensive plan for monitoring the boats in the Bay.

Luhr said he would like to suggest a region-to-region plan instead of lot-by-lot recommendations.

Woodson said he feels the City needs to put together a plan-by-plan attack as to how the City is going to reach out to the Public. Woodson would like staff to consider signage to notice, "no parking for street sweeping" for ½ day on the day the street sweeper is going to be there.

Ream suggested putting a section in the phone book on stormwater management in coordination with other cities. He also noted he felt the street sweeper is basically useless due to the speed he drives and all of the cars parked on the street. He also noted that he believed the first public hearing was a couple of weeks about at the Public Works Advisory Board Meeting.

Lucas noted his concern about all of the expenses this will cause within the city of the home owners and the City as an organization but felt it is very necessary, especially for the long-term planning.

Johnson said she hoped that Staff would forward all of the recommendations that were heard tonight to the Council at next weeks meeting. Grossman stated that any member of the public that would like to be on an e-mail list for Public Hearings could give her a call and she can add them to the list. Livick also noted all of the material here tonight is available on the City's website.

Livick assured the Commission that all of the recommendations they heard tonight would be forwarded on to Council and any changes will be highlighted for easy review.

XI. OLD BUSINESS

A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. 801 Little Morro Creek Road; Lot Line Adjustment

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 8:18 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 16, 2008, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater, Secretary