

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, March 3, 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

Joan Drake led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.
Staff Present: Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

Johnson stated the applicant requested Item X-B, 2920 Juniper Avenue, be continued.
MOTION: Ream, Woodson 2nd to continue Item X-B to a date uncertain. Vote: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None

Prater stated Commissioners should have received a written transcript from him on tree regulations.

VI. PUBLIC COMMENT:

Johnson asked if there were comments on 2920 Juniper Avenue, or other items not on the agenda. There were none.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on February 19, 2008
MOTION: Ream, Woodson 2nd to approve the minutes as printed. Vote: 5-0.

VIII. PRESENTATIONS – None

Prater stated he expected there to be a presentation at the next meeting on historic building preservation.

IX. FUTURE AGENDA ITEMS

- A. Pedestrian pathway and circulation plan.
- B. Secondary unit design competition and consideration to waive development fees for secondary units.
- C. More effective announcement of Planning Commission agendas.
- D. Develop a specific list of items all projects have on the plans before going to Planning Commission. A sub-committee should work with staff to develop a list.

Woodson asked to add a Review of MBMC 12.08.040 – the Master Tree List.

X. PUBLIC HEARINGS

A. Site Location: 614 Ironwood Court in the R-1 zoning district. Applicant: Robert Loperena. The applicants request Conditional Use Permit approval to construct an 829 square foot addition to an existing residence, which will result in the residence being in excess of 2,500 square feet. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorically exempt, Class 1, Section 15301). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Johnson asked if there were questions of staff. Luhr asked if the new ordinance gives the Planning Commission authority to suggest aesthetic changes. Grossman replied it wasn't clear. Johnson said the Commission would be feeling their way through the new process.

Woodson asked whether the existing structure could support a second story. Grossman replied that would be checked by the building department. Woodson confirmed the project met the setback requirements.

Johnson opened the Public Hearing. Mark Allen, agent for the applicant, said he was not clear on what the Commission needed, but would be happy to answer questions. Hearing no other comments, Johnson closed the Public Hearing and asked for Commissioner questions.

Commissioners questioned why solar panels were not used, lighting, transition between floors, missing door into laundry room and lack of aesthetics, but agreed with staff that additional Conditions were unnecessary.

MOTION: Ream, Woodson 2nd to conditionally approve UPO-195 by adopting the Findings included as Exhibit "A" and Exhibit "B"

Commissioners said this was a test case and not setting a precedence, but there was no reason not to approve the project, and they were not simply rubber-stamping it. Woodson asked that the wording in Condition 8 be changed to include water saving devices throughout the house. Ream agreed.

Roll Call Vote: 5-0

Johnson reopened Public Comment so Chavel Channing of Chorro Creek Ranch could assure the public that the organization does not accept felons, sex offenders or homeless people and is in the process of changing their overall mission.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

In response to a question about the Colmer subdivision, Prater said the Coastal Commission asked for substantial changes and the applicant could either appeal or bring the project back to the Planning Commission for re-approval. Woodson asked the status of the project at Hwy 41 and Main Street. Prater replied an upcoming report from Shell/Equilon needed City Council approval before the building could go forward. Luhr asked about the boat haul out. Prater said the Harbor and Recreation and Parks Departments are looking at options and once they have consensus it will come before the Commission.

XII. NEW BUSINESS

A. Discussion on Downtown Design Guidelines presented by Commissioner Luhr.

Luhr stated the goal was to eventually achieve consensus that this is the way the Commission wanted to move forward. He said other cities find the guidelines useful and they help developers know what is expected. Luhr said the draft was a

starting point to be worked through with staff. He said the guidelines are based on the R/UDAT study and used wording from San Luis Obispo's document.

Woodson stated he endorsed the ideas and noted that on the Advanced Planning Work Program, Downtown Visioning was slated for August 2008. Prater said staff wanted to tie the Visioning to the General Plan discussion when it came back from the Coastal Commission and the August date was likely to change. He said he didn't know when the General Plan would be back, but as soon as it was, staff would go to City Council to ask that it be made the number one priority.

Johnson asked if copies of the Draft Guidelines would be available to the public. Prater said they could be placed at City Hall, the Public Services Department and the Library. He replied he would need to check when Luhr asked about putting it on the web site.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 17, 2008, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary