

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, February 4, 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

Johnson led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.  
Staff Present: Bruce Ambo, Rob Livick, Michael Prater, Joan Drake

IV. ACCEPTANCE OF AGENDA

Johnson stated the applicant for Item X-B had requested a continuance.  
Woodson suggested holding an election for a new Chair and Vice-Chair. Johnson stated it was not on the agenda. Ambo said it would be placed on the next agenda.  
MOTION: Ream, Woodson 2<sup>nd</sup> to remove Item X-B from the agenda. Vote: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the January 28, 2008 meeting, City Council:

- Accepted a grant agreement with the California Coastal Conservancy to receive \$250,000 and authorized the Harborwalk project as a parking in-lieu project
- Approved the revised City Multi-Hazard Emergency Response Plan
- Approved the use of park-in-lieu funds for park improvements
- Authorized the 2008 Central Coast Water Reliability Agreement with the County
- Approved new compensation rates for Dial-A-Ride and Trolley personnel
- Directed the City Attorney to draft an ordinance regarding plastic bottles
- Approved sending a letter regarding the Governor's proposal for state park closures

At the February 11, 2008 meeting, Ambo said City Council would:

- Receive the Annual Water Report
- Authorize closing of the CDBG Grant that funded construction of a new apparatus bay at the Fire Station on Bonita Street
- Approve the revised guidelines for the CDBG Housing Rehabilitation Program
- Consider amendments to the Subdivision Ordinance related to condominium conversions and Cabrillo neighborhood lot size
- Hold a Public Hearing on 214 Beach Street
- Consider the appeal of Planning Commission approval of a parking exception at 206 Main Street

- Receive authorization to fill the Housing Programs Coordinator Position
- Receive recommendations from the Citizens Oversight Committee on Measure Q funds
- Review regulations governing political signs
- Consider a proposal for use of a portion of the Cayucos cemetery for a skateboard park

Ambo announced the Joint Meeting between the Planning Commission and City Council on February 19, 2008 at 5:00 p.m. Johnson confirmed Commissioners were welcome to suggest agenda items.

Woodson clarified funding was acquired to continue the Harborwalk to Beach Street, but not for the Front Street parking lot. Johnson asked about the large boulders relocated near the kayak launch area. Ambo said he would check with the Senior Engineer. He added the Parks and Harbor Departments are working on a master plan for the whole area, including a boat haul out and crossing.

VI. PUBLIC COMMENT

Bill Martony stated the 247 Main Street project should not come before the Commission while there is pending litigation on the property.

Ream reminded people to vote.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on January 22, 2008

Johnson stated she was absent and clarified two issues.

MOTION: Woodson, Ream 2<sup>nd</sup> to accept the minutes as stated. Voice Vote: 4-1 (Johnson abstained)

VIII. PRESENTATIONS – None

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 sub-committee to work with staff.
- E. Election of Chair and Vice-Chair

X. PUBLIC HEARINGS

A. Site Location: Palm Avenue. Applicant: Tay Fariss. The applicant proposes to have the City abandon the public right for access over an unimproved and developed portion of Palm Ave. from Walnut Street to Main Street. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: General Rule Exemption). Staff Recommendation: Adopt Resolution 01-08 to recommend abandonment to the City Council.

City Engineer Rob Livick presented the Staff Report. Johnson asked if there were questions of staff. Commissioners clarified the existing barricade will stay in place, the Fire Department will continue to have access, the easement is 15 feet wide, PG&E will be notified by the City as part of the Resolution of Intention, and improvements will be required. Luhr questioned why the driveway exits on Main Street rather than Walnut.

Johnson opened the Public Hearing. In response to Luhr’s question, applicant Tay Fariss said changing the access to Walnut was considered, but caused as many problems as it solved. Roger Ewing, Alex Beattie, Don Boatman, Dorothy Cutter and Royal Marten opposed the abandonment. Bill Martony, Bernadette Pekarek and Kat Zarit spoke in support of abandonment. Johnson closed the Public Hearing and asked for Commissioner questions and comments.

During discussion, concerns were expressed about setting precedence, the City and/or property owner's liability in connection with a pedestrian pathway, importance of protecting the view shed, needed signage and maintenance of the landscaping.

MOTION: Woodson to reject the proposed abandonment. Motion died for lack of a second.

MOTION: Luhr, Lucas 2<sup>nd</sup> to approve the abandonment with the added Conditions:

- Landscape plans shall be submitted and approved using drought tolerant plants
- A pedestrian walkway shall be installed and maintained by adjacent property owners
- Current existing setbacks to remain the same

Woodson and Ream said they couldn't support the motion. Lucas said it was a reasonable start. Roll Call Vote: 3-2 (Woodson and Ream opposed)

B. Site Location: 1305 Teresa Drive in the R-A/PD District. Applicant: New Life Trust. The applicant proposes a Tentative Tract Map to subdivide a 4.7 acres parcel on the east side of Highway 1 adjacent to the senior care facility into a ten (10)-lot residential conservation subdivision ranging in size from 13,136 to 26,000 square feet. No homes are proposed at this time as a component of this project, however design guidelines and CC&Rs have been developed to encourage Sea Ranch theme. This site is located outside of the Coastal appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Commissioners clarified the Planning Department would ultimately recommend approval of the project, street parking is limited to one side, there would be a guest parking space on each lot, livestock will be prohibited, the easement on Teresa Drive is already granted and there is enough fire truck access on the cul de sac.

Johnson opened the Public Hearing. Cathy Novak, agent for the applicant, presented changes that had been made to the project. She said they are requesting that the project be considered under the new subdivision ordinance. Novak stated Commissioners had received copies of the Design Manual, draft CC&Rs and landscaping plans. She requested a change to Land Use Planning Condition #1.

Bill Martony and Bernadette Pekarek spoke in favor of the project and asked if there was a master plan for the area from this property to Morro Bay Blvd. Lauren Bell stated she was concerned about the affordability ratio; recommended smart growth practices for the lots; and concurred with the master plan approach, including a mix of uses.

Johnson closed the Public Hearing. Prater stated the surrounding parcels are under different ownership and there is no master plan.

Johnson asked for Commissioner questions and comments. All Commissioners stated they had discussions with the applicant's agent. Commissioners discussed the ratio for low and moderately low units and the need for assurances that the units would be built. Lucas stated his concern that the Design Manual lacked teeth, specifically concerning materials and potential styles, which in his opinion degraded the Sea Ranch concept. Lucas also expressed concern why a passive solar photovoltaic system wasn't required. Commissioners agreed a LEEDS Certification Process would be desirable. Novak said specific Commissioner concerns would be taken into consideration as they develop the precise plan.

MOTION: Woodson, Ream 2<sup>nd</sup> to approve Residential Conservation Subdivision S00-062/UPO-138/CPO-207 with the following criteria:

- That there will be 2 very-low and 2 low affordable housing units tied to the Casa de Flores Workforce Housing. If that project doesn't go forward, the units shall be build elsewhere or 2 lots will be restricted and revert to the City of Morro Bay

- Change the 30-year restriction to perpetuity
- Revise Conditions 25, 26 and 27, deleting “fertilized” and “fumigated” and requiring individual landscaping plans to be submitted for each home lot
- Revise 7.6 of the Design Manual to require active or passive solar systems
- Prohibit all livestock
- Review 7.0 and 7.2 of the Design Manual to insure approved building materials are used and the Sea Ranch Concept is maintained

Roll Call Vote: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

XII. NEW BUSINESS

A. None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 10:00 p.m. to the next regularly scheduled Planning Commission meeting at Veterans Hall, 209 Surf Street, on Tuesday, February 19, 2008, at 5:00 p.m. for Joint City Council and Planning Commission meeting followed by the regular 6:00 p.m. Planning Commission agenda.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary