

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, September 4, 2007

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 6:02 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, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Woodson 2<sup>nd</sup> to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 27, 2007 meeting, City Council:

- Approved the consent calendar as presented
- Denied the appeal of the subdivision at 735 Cabrillo Place
- Approved concept plans for 575 and 591 Embarcadero
- Continued the hearing on 214 Beach Street
- Pulled the moratorium ordinance on medical marijuana dispensaries
- Approved the Annual Water Report and reduced the Annual Water Allocation to 50, with direction to staff to return if it neared the maximum
- Directed the City Manger to conduct an independent Comparative Cost Efficiency Study
- Discussed refunding of Appeal Fees and directed staff to come back with an Ordinance amendment
- Directed staff to return with more information on condo conversions
- Established a policy for communication by individual Council Members to other Boards and Commissions
- Seated two New Futures Liaison Committee members

At the September 10, 2007 meeting, Ambo said Council would:

- Hear the Applicant's Appeal of Planning Commission Denial of Six-Lot Subdivision at San Jacinto - (Cloisters Public Safety Site)
- Appeal of Planning Commission Denial to Amend the Permit Conditions at 555 Main Street
- Consider a Comprehensive Development Impact Fee Program
- Consider a Memorandum of Agreement between the City and San Luis Obispo County on Processing Development Proposals in the Unincorporated Areas in the Periphery of the City (LAFCO)

- Further Discuss an Alternatives for Policy on Correspondence of Individual Council Members to Other Public Agencies
- Discuss Morro Bay Municipal Code Section 14.44 in Regard to Frontage Improvements - Curbs, Gutters and Sidewalks in Residential Areas
- Receive a Report on the Minimum Standard and Legal Requirements for Establishing a Residential Building Moratorium and other Cities' Experiences

Ream asked if the refund of appeal fees would be retroactive. Ambo replied that he didn't believe that would be done. Luhr asked how the water allocation was determined. Ambo replied it was based on the 48 permits issued last year. Woodson clarified the requirements for sidewalks already exist. Johnson clarified the applicant for 555 Main was asking for affordability relief.

Ambo announced the Second Neighborhood Compatibility Workshop on September 15, 2007 from 10 a.m. to noon at Veteran Hall would be to educate the public about the process. He said another meeting is scheduled for September 29, 2007 for staff to hear solutions from the public. Ambo said requests to make presentations would be accepted until September 21, 2007.

Ambo also announced the Parking Management Plan Workshop on September 17, 2007. He said the exact time would be announced, but he estimated 3:00 or 4:00 p.m.

VI. PUBLIC COMMENT – None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 20, 2007

MOTION: Ream, Woodson 2<sup>nd</sup> to approve the minutes. Vote: 5-0.

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.

X. PUBLIC HEARINGS

A. Site Location: 1405 Teresa Drive in the R-A/PD District. Applicant Seashell Communities Asset Corp. The applicant proposes to construct 15 workforce-housing units for the employees of the Seashell Community. All of the units will be studios approximately 432 square feet. There will be five detached single story buildings with one unit each, a single two-story building with two units (one stacked on top of the other), and two buildings (both two-stories) with four units (attached and stacked). There will be a total of 10 ground level units and 5-second floor units. A total of 21 new parking spaces (2 ADA spaces included) will be provided behind the Casa De Flores building. 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. He noted the following considerations needed addressing:

- Densities and offsetting benefits
- Hillside development
- Scenic route
- Park and Ride lot

Johnson asked if there were questions of staff. Lucas confirmed two units were income limited, it was a private street; the fire department had been consulted about access and the PG&E easement was not on the property.

Ream clarified 96 parking spaces were required and there would be a total of 101.

Luhr established there would be fire sprinklers, People's Self-Help Housing or the Housing Authority would manage the deed-restricted units and a detailed landscaping plan had not been submitted.

Prater stated the Commission could determine the level of affordability and that at least one unit needed to be deed restricted. He said the fire department was requesting a repeater site on this or the adjacent project.

Ream questioned the sewer capacity. Prater replied the Lift Station was already being upgraded.

Woodson clarified the project needed approval of City Council, but not the Coastal Commission.

Johnson opened the Public Hearing. Cathy Novak, agent for the applicant, stated wood siding would be used on the housing units instead of stucco; there were pocket open spaces between units and the parking meets requirements. Commissioners voiced concerns about how to be certain the units remain Workforce Housing; the need for small storage sheds; trash disposal and relocating the existing trees.

In response to a suggestion by Woodson, Tim Woodle of Pults and Associates said the plans already call for a common area behind Units 13 and 14. He explained the generator would be fenced, but couldn't be moved. Regarding the trees, Woodle said 7 would be removed and there would be a 2:1 replacement ratio.

Johnson discussed the trade-off between a fire access road and grading concerns. She established the ADA unit would be on the lower level. Novak said the applicant was willing to consider a Park & Ride lot, but there were liability and other concerns. Ream and Johnson opposed the Park & Ride lot.

Johnson closed the Public Hearing and asked for Commissioner comments. There was more discussion of the concerns already raised. In addition, Commissioners recommended a detailed landscaping plan and use of photovoltaic panels. All Commissioners praised the project concept.

**MOTION:** Woodson, Ream 2<sup>nd</sup> to approve UPO-158/CPO-225 and Exhibits "A" and "B" with the addition to Exhibit "B" of:

- Provide a minimum of 100-cubic feet of secured storage for each unit
- Units to be deed restricted forever
- Work with staff to develop a specific landscape plan before going to City Council
- Add rental criteria of 4 units low income, with the remaining 11 not to exceed moderate income
- Give Casa de Flores employees first right of refusal
- Provide common open space behind units 13 and 14 of at least 3,000 square feet, not to exceed 10 percent grade
- Provide a repeater site for the fire department
- Consider photovoltaic installations on the roofs and coordinate with PG&E criteria
- Consider adding 20 (24-inch box) trees as close to Hwy 1 as possible to screen the facility and this project 75 percent in 5 years
- Consider appropriate landscaping to cover the grading scar

Following further discussion, Johnson called the question. Vote: 5-0.

**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 cluster subdivision ranging in size from 13,136 to 26,000 square feet. An exception to not provide open space is requested by the applicant via the offer of affordable housing. No homes are proposed at this time as a component of this project. This site is located outside of the Coastal appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared).

**Staff Recommendation:** Consider the requested project benefits and consistency with General Plan policies and direct staff according.

Prater presented the Staff Report. He said Commissioners needed to address Project Consistency, including Residential Cluster Subdivision and Densities.

Prater said the following items could be conditioned:

- Minimize grading
- Bulk and scale – visual appearance
- Vegetation habitat
- Affordability – income level/size of units

Johnson asked if there were questions of staff. Luhr asked for the definition of Cluster Development. Prater said there was no specific definition, but the concept is smaller lot sizes. Luhr clarified lot coverage would be limited to 45 percent, unless conditioned less. Woodson clarified the zoning was R-A.

Johnson opened the Public Hearing. Jeremy Freund of Wallace Group made a project presentation. Answering questions, he said the top of the cul de sac would be 50 feet, and the highest lots 75 feet above Hwy 1. Luhr clarified it was a Cluster Development because they are centered on the cul de sac, with open space around the perimeter. Ream clarified the lot sizes. Johnson clarified the building envelopes would be determined by the buyers. Luhr noted power and phone utilities were not identified, nor were curb cuts. Freund said the owners would do curb cuts, but utilities will be stubbed out to the lots.

Woodle pointed out that once the homes and driveways were designed, everything else would revert back to open space. He stated this subdivision of luxury home lots is what makes the adjacent Workforce Housing possible.

Lucas pointed out there were no parameters on the size of homes. Freund replied they would be happy to come back with a precise plan if the general concept received Planning Commission approval.

Roger Ewing spoke against the project because there is only one access and it is at the wrong location. He recommended delaying action.

Johnson closed the Public Hearing and asked for Commissioner comments. Luhr said he believed it was a standard subdivision, not a Cluster, and it wasn't a Precise Plan. Woodson and Ream said they favored a Continuance. Lucas stated the project was regressive and too small to do what was desired. He suggested getting together with the neighboring property to develop a larger project. Johnson said she liked the project and the Commission would have control over the size of the homes.

Freund said the applicant was comfortable with a Continuance and asked for guidance on what is needed to approve the project. Commissioners suggested:

- Flushing out the Sea Ranch concept
- A landscaping plan, including screening of the lots and cul de sac
- CC&Rs – covering height limits, perimeter fences, common areas, utilities, parking on the cul de sac, curb cuts, sidewalks and screening
- Limitation on the size of homes

Freund stated Prater would be on vacation and asked the project be continued to an unspecified date.

MOTION: Luhr, Ream 2<sup>nd</sup> to continue the item to an unspecified date. Vote: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

XII. NEW BUSINESS – None

Johnson announced Dahlia Day is Tuesday, September 18.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:35 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, September 17, 2007, at 3:00 p.m. Note there will be a special joint meeting with the City Council before the regular meeting. The topic will cover the Parking Management Plan.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary