

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 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

Ream led the pledge.

III.    ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff: Rob Schultz, Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV.    ACCEPTANCE OF AGENDA

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

V.     DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the May 29, 2007 meeting, City Council:

- Accepted the offers of dedication for public improvements at 210 and 520 Atascadero Road
- Heard the LAFCO Municipal Service Review on Sphere of Influence and directed staff to transmit a letter stating the Council's unanimous concerns with the sphere elimination
- Continued discussion of the WWTP and acted to upgrade to full tertiary treatment and investigate reclamation opportunities
- Approved the Engineer's Report for the Assessment Districts at the Cloisters and North Point
- Postponed adopting the Annual Water Report to the June 11<sup>th</sup> meeting

At the June 11, 2007 meeting, Ambo said Council would:

- Award the Roundabout construction contract
- Receive preliminary design of the Nutmeg Tanks and upgrades to the Lift Stations
- Continue discussion of the WWTP alternative analysis
- Consider beginning Annexation Proceedings on Areas 1, 2 & 3, the Chevron property, mobile home park and wells/water tanks outside the City limits

Ambo also gave Commissioners a copy of the Draft Work Program for the Neighborhood Compatibility Standards and said setting a date, time and place for the first Community Workshop would be on the Planning Commission agenda for June 18, 2007.

VI.    CONSENT CALENDAR

A.      Approval of minutes from hearing held on May 7, 2007

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

VII. PRESENTATIONS – None

VIII. PUBLIC COMMENT

Ream reported on the Residents Against Mansionization Workshop, May 19, 2007. He said the message that was delivered to the group was to work with the City to help develop workable ordinances to keep our identity as a community. Ream said the group believes that ordinances from other cities can be modified to meet the needs of Morro Bay.

Woodson reported on the 2050 Workshop. He said it was a Smart Growth event at which they learned all counties in the state are competing for bond money. Speakers outlined plans for what they are going to try to achieve in the county.

Richard Sadowski requested a building moratorium.

Grant Crawl reported on the Residents Against Mansionization Workshop. He also said there had been improper noticing of Item X-C on the agenda.

Marla Jo Bruton expressed concern about the County's 5-year budget.

Roger Ewing pointed out a lack of responsibility for the maintenance of the embankment at Quintana and Main. He said the area needed to be cleaned up.

Johnson said the Planning Commissioners sponsored an Art Can, and invited the public to view it at Tidelands Park.

IX. FUTURE AGENDA ITEMS

Woodson requested a status report on the City's Pedestrian Plan. Johnson added the Bike Plan.

X. PUBLIC HEARINGS

A. Site Location: 555 Main Street in the C-1/R-4 District. Applicant: Mike Coss requests an amendment to the permit conditions. The applicant wishes the Planning Commission would allow the release of the final two single-family residences before continuing with the apartments and commercial buildings. This site is located outside the Coastal Commission's Appeal Jurisdiction. Staff Recommendation: Deny the Request.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Luhr asked if there was an original Condition that said the low-cost housing had to be built before the market-rate housing. Prater said there isn't specific language that specifies the timing, but it is City policy that both are released at the same time.

Johnson opened the Public Hearing. Applicant Michael Coss stated his case. Answering a question from Ream, Coss said he built the houses first because of the bank's financial requirements. Johnson clarified all five homes are on the market and of the three released, none have sold. Luhr determined the applicant had exhausted all other financial options.

Dorothy Cutter, Roger Ewing, Mike Durick, Anne Reeves, Amity Perry, Richard Sadowski, Grant Crawl, Marla Jo Bruton, Bob Tefft and Norm McTaggart spoke in opposition the project:

Nevin Dockens, Barbara Coss, Jonathan Coss and John Atkins spoke in support of the project:

Johnson closed the Public Hearing and asked for Commissioner comments.

Woodson requested City Attorney Rob Schultz outline his involvement with the project. Schultz stated his goal is to find a way to guarantee the affordable housing part of the project gets finished. He said one way to do that is to put a deed restriction on the commercial space and apartments, however for 4, rather than 7 years. Following discussion, Schultz said

the bank would have to agree to the restriction and they might not. He added there were many issues that needed to be addressed.

There was discussion about performance bonds, suggested by Luhr. The Commissioners were in agreement that the affordable housing should be built. Prater suggested they deny the project without prejudice. Commissioners discussed this option versus a continuance.

MOTION: Ream, Johnson 2<sup>nd</sup> to deny the applicant's request without prejudice.

Luhr asked if this meant the project would not come back to the Planning Commission. Schultz replied the applicant could choose either to come back to the Commission or appeal to City Council and suggested he be permitted to comment. Coss said he had no preference.

Johnson called the question. Vote: 5-0

B. Site Location: 520 Atascadero in the M-1 District. Applicant: Mike Miner requests an amendment to the permit conditions. The applicant wishes the Planning Commission would allow the existing roof mounted sign to remain. Staff has also allowed a shade structure in the garden department to be relocated. This site is located inside the Coastal Commission's Appeal Jurisdiction. Staff Recommendation: Deny the Request and concurrence on the shade structure.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Woodson verified the City had processed the application in a timely manner. Ream reminded Commissioners that a former Planning Commissioner, who was a landscape professional, recommended 5-gallon rather than 15-gallon trees.

Johnson opened the Public Hearing. Applicant Mike Miner explained the sign changes, said the shade structure needed to be moved due to wind and stated they already planted 34 trees, exceeding the City ratio. Luhr disclosed a conversation with Miner about the trees.

Johnson closed the Public Hearing and asked for Commissioner comments. It was determined the trees could be planted elsewhere in the city. There was consensus to approve the roof sign and shade structure and to plant the required trees.

MOTION: Woodson, Ream 2<sup>nd</sup> to approve the requested sign amendment, approve the relocation of the shade structure and require 2 (15-gallon) trees for each tree cut down; installed, if not at the location, somewhere else in the City. Vote: 5-0.

C. Site Location: 2764 Alder Avenue in the R-4 (SP) Zoning District. Applicant: Brian Healey. The applicant requests a major modification to an approved community housing project to permit the construction of a third story roof deck. This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301). Staff Recommendation: Conditionally approve the project.

Grossman provided notification dates for the project, which were within the legal requirements, and presented the Staff Report. Johnson clarified the roof deck is the only item under consideration; the Community Housing Project is already approved. She asked if there were questions of staff.

Luhr clarified the Commission has authority to approve projects up to 30 feet. Lucas clarified there was no problem with the roof deck being within the 25-foot limit.

Johnson opened the Public Hearing. Cathy Novak, agent for the applicant, said they want to spruce up and add a small amount of space to the modest-sized home and showed an elevation with the proposed heights.

Lucas pointed out the drawings didn't show the surface material changes to the residence noted in applicant's oral presentation. Luhr suggested a modification that would reduce the height of the stairwell.

Roger Ewing, Chuck Reasor, Richard Sadowski, Bob Tefft, Amity Perry, Mike Durick, Grant Crowl, Dorothy Cutter and Loyce Tobler spoke in opposition of the project.

Darrell Drennon spoke in support of the project. Johnson closed the Public Hearing and asked for Commissioner comments.

During discussion Ream stated his concerns about privacy intrusion on neighbors. Luhr repeated his belief that the height could be held to 25 feet. Woodson and Lucas concurred.

MOTION: Woodson, Luhr 2<sup>nd</sup> to grant approval for the requested major modification and permit the residence proposed at 2764 Alder Street to construct a roof deck, but that no improvements shall be taller than 25 feet above average natural grade of the building footprint, not allowing any additional deck enclosures.

Ream called the question. Vote: 4-1 (Ream opposed)

Johnson called a break at 9:20 p.m., then resumed the meeting at 9:30 p.m.

D. Site Location: Downtown and Embarcadero area. Parking Management Plan. The Parking Management Plan provides a basis and understanding and is intended to educate the community and decision makers of the City's current parking supply and demand status, evaluate the current parking standards and offers modification where appropriate, establishes alternative parking solutions while developing a feasible Action Plan, Implementation Strategies and Financial Plan. A public hearing is being held to allow input from the public on the document. All comments and suggestions along with the Parking Management Plan document will be forwarded to the City Council for adoption and implementation. Staff Recommendation: Receive and File.

Ambo highlighted the Draft Plan and outlined the next steps.

Johnson opened the Public Hearing. Hearing no comments, Johnson closed the Public Hearing and asked for Commissioner comments.

Lucas asked about the long term status of a bridge over Morro Creek. Ambo replied it is part of the power plant modernization project. Ream expressed the need for safety at employee parking areas.

Luhr said he would like to see one major addition – have the City council include in the PMP the design study for implementation in 2010 for Morro Bay Blvd. to be one-way with angled parking, including bulb-outs and pedestrian enhancements. Piney Way, Shasta, Napa, Monterey and Morro to be one-way in opposite directions with angled parking and then Harbor and Pacific to remain two-ways. Johnson supported the idea. Ambo said the idea was tested previously and the public was not in favor of doing the extensive improvements called for in the previous plan.

MOTION: Woodson, Lucas 2<sup>nd</sup> to continue discussion past 10:00 p.m. Vote: 5-0.

There was discussion of Luhr's suggestion and Lucas seeded the idea of bulb-outs, supported by Johnson. Ambo determined the Commission wanted a design study for the concept presented to City Council as a recommendation for 2010.

Woodson requested Commissioner input on seven items:

- Implement the signage and trolley plans by the next tourist season – agreement
- Expand the Parking In-Lieu Parking Management Plan to the study area shown in the study – agreement

- Direct staff to create an ordinance that would give credit for on-street parking; one street space would equal 2 or 3 credits – no agreement
- Direct staff to create an ordinance that allows joint parking to less than the sum of the total required – agreement
- Require all parking in-lieu fees to be paid prior to occupancy permit or deadline – agreement
- Create an ordinance that reduces on-site parking requirements provided the owner provides employees parking alternatives – agreement
- Create an ordinance to control deliveries time and place – agreement
- Create an ordinance that reduces parking requirements in mixed-use projects by 25% - no agreement

Johnson said more emphasis needs to be put on “pedestrianism” and suggested closing the Embarcadero to traffic except for some handicapped parking spaces and consider electric vehicles before purchasing another trolley. Responding to a questions from Woodson, Johnson agreed to consider extending the TPG contract to address that idea. Ambo pointed out the vast majority of similar projects have failed but said the suggestion would be passed on to City Council.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. 335 Quintana (Lot Line Adjustment)

Prater stated 335 Quintana would be coming before the Commission after all. He said 214 Beach Street was appealed and would go before City Council on June 25, 2007.

Ambo announced Engineering Technician Nick Muick is retiring July 6, 2007. He said the current hiring freeze necessitates City Council approval to refill the position.

XII. NEW BUSINESS - None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 10:45 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 18, 2007, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary