

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, May 7, 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. She asked for a moment of silence to remember Paul Twedt.

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, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

Woodson asked what action needed to be taken on the letter Commissioners received from Dr. John Parker. Ambo replied it should be filed until the City Attorney has an opportunity to respond.  
MOTION: Woodson, Ream 2<sup>nd</sup> to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the April 23, 2007 meeting, City Council:

- Continued the adoption of the Annual Water Report
- Awarded the design contract for Fire Station 53
- Received and filed a presentation on the 2050 Long-Term Regional Planning Process
- Directed a Comprehensive Development Impact Fee be developed

At the May 14, 2007 meeting, Ambo said Council would:

- Adopt a Resolution expanding the boundaries of the Central Traffic District
- Tentative award the Contract for the Harborwalk Project
- Approve a Proclamation declaring May 20-26, 2007 National Public Works Week
- Receive a presentation of the Wastewater Treatment Plant Upgrade Project, including (1) a draft revenue program and proposed rate projections and (2) Chorro Valley Waste Water Treatment alternatives

Lucas asked what involvement the Planning Commission would have in the Tertiary Study. Ambo replied they would be encouraged to participate in the hearings and discussions.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on April 16, 2007

Woodson asked that on page 3, the sentence be revised to read: Commissioners discussed the pros and cons of Maintenance and Open Space Agreements to CC&R's.

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

VII. PRESENTATIONS – None

VIII. PUBLIC COMMENT

Grant Crowl announced a Residents Against Mansionization Workshop, May 19, 2007, 10 a.m. to noon at the Morro Bay Library.

Marla Jo Bruton encouraged people to attend the Monday, May 14, 2007 City Council meeting for the discussion of the Waste Water Treatment Plan upgrade.

Richard Sadowsky recommended a study be done to determine the amount of raw sewage generated by Morro Bay, State Parks and the golf course.

Johnson commented that several members of the Planning Commission and City Council will be attending a 2050 meeting in Pismo Beach on May 19 and wouldn't be able to attend the Residents Against Mansionization Workshop. Woodson determined the information gathered at the workshop would be reported to the Planning Commission and City Council.

IX. FUTURE AGENDA ITEMS – None

X. PUBLIC HEARINGS

A. *This Item was continued from February 5, 2007 & April 16, 2007*

Site Location: 214 Beach Street in the CV- S/DP/S.4/S.6 Zoning District. Applicants: Kent & Jenne Hamlet. This item is a continued request to remodel an existing commercial building into two new commercial spaces downstairs retail and café and construct a new two-car garage structure at the rear. The second floor space will include a guest suite, office space for the café, and caretakers' quarters (like a bed & breakfast establishment). The project is grandfathered 12 parking spaces with the re-use of the building based on prior uses allowed and will provide 5 spaces on-site and request payment of 1 in-lieu-fee to meet the remaining needs. This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 1 & 3, Section 15301 & 15303). Staff Recommendation: Conditionally approve the project.

Johnson turned the meeting over to Ream. She and Woodson stepped down because they live in close proximity to the project.

Prater noted he distributed new visuals before the meeting and presented the Staff Report, noting changes made to the project since it was continued. Ream asked if there were questions of staff. Commissioners asked whether there was enough space for vehicles to maneuver in the on-site parking, what hours the gates to that area would be open, whether the building department approved the egress, how trash would be handled, and if a crosswalk was needed. They clarified the plan was to remove one tree and plant two trees.

Ream opened the Public Hearing. Jeff Edwards, agent for the applicant, listed the project changes made since the February meeting. He said he met with the building, fire and public works departments and they agreed the project is satisfactory. Edwards said the gates would be open during business hours, trash would be stored in the garage and the City's tree replacement ration is 2:1. Answering questions from Commissioners, Edwards said the garage door was for security, CEQA archaeological monitoring was acceptable, and the gates will swing inward.

Roger Ewing spoke against the project because of unclear answers about parking and safety concerns and removal of the tree. Carla Borchard was also opposed for those same reasons. Dr. John Parker said a cultural resource inventory should have been done up front. Nancy Johnson suggested the project be strictly a B&B. Ream closed the Public Hearing and asked for Commissioner comments.

During discussion concerns were raised about safety (vehicle and pedestrian traffic/egress), public parking behind closed gates, cultural resources and tree replacement. Commissions also talked about making the parking behind the building private and requiring the payment of parking in-lieu fees.

Edwards said they were begrudgingly willing to pay four in-lieu parking fees.

MOTION: Luhr, Lucas 2<sup>nd</sup> to approve UPO-141/CPO-208 but require the applicant to pay four in-lieu parking space fees, no tree removal, planting a minimum of 2 new trees with irrigation, cultural resources mitigation and the remaining Conditions as stated in the Staff Report. Prater asked about timing for payment of the in-lieu fees. Commissioners agreed they should be paid for, or a payment schedule set up, before occupancy. Prater asked if monitoring was included in the motion. Commissioners replied it was. Ream called the question. Vote: 2-1 (Ream opposed)

Ream called a 5-minute recess at 7:25 p.m. Johnson and Woodson rejoined the meeting, which reconvened at 7:30 p.m.

B. Site Location: 2222 Coral Avenue in the CRR/PD Zoning District. Applicant: Michael Temnyk. The applicant proposes to construct a 2,230 square foot single-family residence with an attached 430 square foot garage. This site is located inside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Johnson asked if there were questions of staff. Lucas clarified the City has no straight guidelines for impervious surfaces. Grossman clarified the garage size will be addressed in the plan check.

Johnson opened the Public Hearing. Rafael Marti, agent for the owners, offered to answer questions. He said the owners chose stamped concrete for low maintenance and there would be planters to soften the appearance. He added the remaining portion of the lot would be landscaped. Woodson clarified the fence was included. Hearing no other comments, Johnson closed the Public Hearing and asked for Commissioner comments.

Lucas clarified overhangs were not required. Commissioners stated their concerns about the stamped concrete and front fence.

MOTION: Woodson, Ream 2<sup>nd</sup> to approve UPO-159/CPO-225 by adopting the Findings included as Exhibit "A" subject to the Conditions included as Exhibit "B" as stated by staff. Vote: 5-0.

C. LAFCO SOI/MSR UPDATE: A Sphere of Influence update establishes a 20-year boundary where a jurisdiction (City of Morro Bay) might consider annexations and must be updated every five years. The Municipal Service Review evaluates a jurisdictions capability to serve existing and future residents and is the basis for Sphere of Influence decisions. The change proposed for the City of Morro Bay's SOI is to reduce the existing Sphere of Influence to be co-terminus with our City limit line and include approximately 100+/- acres of bay located around the Marina in the Estuary. Staff Recommendation: Receive and File.

Ambo introduced Paul Hood and David Church from LAFCO. Hood and Church presented the LAFCO report. Hood said the public review period ends June 4, 2007 and the LAFCO hearing is scheduled for June 21, 2007. Ambo said the same presentation would be made to City Council on May 24, 2007. He highlighted his memorandum and said staff believed a review period time extension was needed.

Johnson asked if Commissioners had questions. Luhr asked if Morro Bay would have any influence on projects that are not in their SOI. Hood replied this was the reason it is important for Morro Bay needed to

have a MOA with the county. Luhr recommended extending the SOI south boundary across to the sand spit.

Woodson asked if the county would entertain a MOA that would give Morro Bay veto power over the Chevron property. Hood replied no. Woodson said Morro Bay needed that power and significant input on that land and he would recommend City Council not accept the report.

Lucas determined the county has a 320-acre minimum lot size for the three areas. Hood said it would not impact City services unless by agreement. Lucas said it was hard for him not to recommend to City Council that Morro Bay ask for all four sites. Hood replied the county was never going to give up veto authority on land use issues in the unincorporated area. Hood again recommended a MOA.

Johnson mentioned concerns about Hwy 41. Woodson clarified property must be in the SOI to be annexed. Hood said the SOI is not cast in concrete and can be changed at any time. Ambo said minutes of this meeting would be forwarded to City Council.

#### XI. OLD BUSINESS

##### A. Current Planning Processing List

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

1. 2655 Ironwood (Family Day Care) – Prater said this may change from a large to a small day care center and if appealed, would come before the Commission
2. 845 Embarcadero (Wine Tasting)
3. 399 Quintana (Commercial Building)
4. 400 Quintana (Karate School)

Woodson noted the Minor Use Permit for the medical marijuana dispensary on Main Street was withdrawn. Prater said the owner decided to lease the space to someone else.

#### XII. NEW BUSINESS

##### A. Cancellation of the May 21, 2007 Planning Commission Meeting.

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

#### XIII. ADJOURNMENT

Johnson adjourned the meeting at 8:35 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 4, 2007, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary