

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, April 16, 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 6:05 p.m.

II. PLEDGE OF ALLEGIANCE

Ream led the pledge.

III. ROLL CALL

Johnson asked that the record show Commissioner Lucas was absent.

Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

Johnson announced that due to lack of a quorum, item X-A would be postponed to the May 7, 2007 meeting. She said public testimony would be taken at that point on the agenda this evening.

MOTION: Ream, Luhr 2nd to accept the agenda. Vote: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the April 9, 2007 meeting, City Council:

- Adopted a resolution enabling the formation of an Urban Forest Management Plan
- Approved a letter to the Fish and Game Commission opposing hunting in the Back Bay
- Directed the City Attorney to return with revisions of an Ex Parte Communications Policy
- Received and filed a report on the Abandonment Right-of-Way Policies and Procedures
- Received and filed the Harbor Department Lease Management Policy
- Supported the New Futures Committee gaining non-profit status
- Tabled participation in a Municipal Productivity Workshop
- Designated 2007-2008 Fiscal Year Expenditures of Measure Q funds

At the April 23, 2007 meeting, Ambo said Council would:

- Receive the Annual Water Report
- Approve the contract award for design of the living quarters for Fire Station 53
- Hear a SLOCOG presentation on the 2050 Long Range Planning Process
- Give staff direction on Revenue Enhancement Opportunities/Development Impact Fee Options

Ambo said the draft Parking Management Plan was expected this week. He said copies would be distributed and it is scheduled to be reviewed by the Harbor Advisory Board on May 3; PWAB on May 16; Planning Commission on June 4 and City Council on June 25, 2007.

Ambo said he and the City Council just received copies of the Municipal Service Review/Sphere of Influence Update. He said more copies have been ordered and will be distributed to the Commission as soon as possible. Ambo said this item may be on the May 7, 2007 agenda.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on April 2, 2007

MOTION: Ream, Woodson 2nd to approve the minutes as printed. Vote: 4-0.

VII. PRESENTATIONS – None

VIII. PUBLIC COMMENT – None

IX. FUTURE AGENDA ITEMS – None

X. PUBLIC HEARINGS

A. This Item was continued from February 5, 2007

Site Location: 214 Beach Street in the CV- S/PD/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 explained she and Woodson lived in proximity to the project and would not be speaking to the item. She turned the meeting over to Ream. Ream opened the Public Hearing.

Roger Ewing stated he had concerns about the project, but would wait to express them at the meeting on May 7, 2007. Dr. John Parker asked if a cultural resource investigation had been done. If not, he suggested a study be conducted before the next meeting because the bluff is a highly sensitive area. Steve Semas said he had traffic and parking concerns.

Ream closed the Public Hearing.

MOTION: Lehr, Ream 2nd to continue the item to May 7, 2007. Vote: 2-0.

B. Site Location: 871 Pacific Street in the R-4 zoning district. Applicant: Steve Hosford and Dan Rodgers. The proposed project would demolish an existing 908 square foot single-family residence and 222 square foot storage shed, and subsequently reconfigures the existing lot to create four new lots with townhouse units (i.e. community housing project). This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared for the project). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. She said the applicant made modifications to improve the aesthetics of the units and staff was recommending the concrete driveways be replaced with permeable pavers. Asked what changes would required if this project was being evaluated under the new Subdivision Ordinance, Grossman replied it would require two guest parking spaces. Regarding the variance, she said similar ones have been granted. Grossman also clarified parking would be prohibited in the alley, the private open space was in excess of the required 200 square feet and although there was no guarantee, size and design of the units would contribute to keeping them more affordable.

Johnson opened the Public Hearing.

Cathy Novak, agent for the applicant, stated the open space meets City Council guidelines and modifications were made to soften the appearance of the structures. She said pavers may be more expensive and they are trying to control costs.

John Parker questioned whether the existing building, planned for demolition, is historically significant. He recommended doing an historic study before the project is begun.

Johnson closed the Public Hearing and asked for Commissioner comments.

During discussion concerns were raised about the connection between the units and common space and how the common space would be used/landscaped. Ream stated, "An old house, just being old, doesn't make it an historical house" and said he was not aware of any historical homes on Pacific Street.

Chris Parker, architect on the project, explained the owners wanted the floor plan that took advantage of the view. Commissioners discussed the pros and cons of a Maintenance and Open Space Agreement and CC&R's.

MOTION: Ream, Woodson 2nd to conditionally approve S00-068/UPO-154/CPO-216/ADO-029 including the Findings in Exhibit "A" and "B".

There was discussion about finding anyone interested in moving the existing house. Prater stated the building didn't meet any of the necessary criteria for historical significance and moving it would be problematic. Novak pointed out that when a structure is moved its historic value is lost.

Johnson called the question. Vote: 3-1 (Luhr opposed).

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. 535 Dunes; Tree Removal

Prater explained all the trees are on private property. He said public comments need to be submitted to staff by April 23, 2007, Findings will be made and staff's decision may be appealed to the Planning Commission.

XII. NEW BUSINESS – None

Johnson announced the 21st Annual Garden Tour would be April 29, 2007.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:30 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, May 7, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary