

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, March 19, 2007

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Mike Prater, Secretary

I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Luhr led the pledge.

III. ROLL CALL

Johnson asked that the record reflect all Commissioners were present.

Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman and Kimberly Peebles

IV. ACCEPTANCE OF AGENDA

Ream suggested moving Public Hearing items C and D up to take place before Public Hearing item B.

MOTION: Ream, Luhr 2nd to accept the agenda with the suggested changes. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral presentation

Ambo highlighted the City Council Agenda items from the March 12, 2007 Meeting

- New Sub-Division Ordinance was adopted and will go into effect 30 days from adoption
- Amendments to the Major Vegetation Guidelines
- County Planning Staff made a presentation on their update to the Conservation Element

The items highlighted for the upcoming March 26, 2007 Meeting were:

- Letter to CalTrans regarding the intersection improvements at Main and Radcliff
- Discussion about sending a letter to Fish and Game regarding Hunting in the back Bay

Ream questioned when the major vegetation guidelines would take affect. Ambo confirmed it is effective now.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on March 5, 2007

Woodson asked for a sentence to be added to the sixth bullet on item V. He would like the sentence to read "Woodson requested the City develop a pedestrian plan that will provide safe pedestrian access to City Facilities, such as parking, schools, etc."

Johnson asked to have her name changed to Mayor Peters on item VI, as Mayor Peters is the one that adjourned the joint meeting. She also asked to have her name changed on item XII to Woodson, as she believes he is the one who made the suggestion to refer John Parker to the Public Works Advisory Board.

MOTION: Ream, Woodson 2nd to accept the minutes as amended. Vote: 5-0.

VII. PRESENTATIONS – None.

VIII. PUBLIC COMMENT

John Parker spoke about archeological sites he believes have had damage to them.

Ken Vesterfelt spoke about the Morro Bay Car Show. He also made an announcement about the fundraising being done for the Cambria man who had an accident on a cross-country trip with Fire Chief Mike Pond.

Patti Dunton spoke about cultural resources and the need to preserve, but felt it was not in the best interest of the artifacts to publicly announce the locations.

IX. FUTURE AGENDA ITEMS – None.

X. PUBLIC HEARINGS

A. Site Location: 2365 Hemlock Avenue in the R-1/S.2 zoning district. Applicant: Chuck Harper. The applicant requests Conditional Use Permit approval to construct a carport and 230 square foot addition to an existing nonconforming single-family residence. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categoricaly exempt, Class 1, Section 15301). Staff Recommendation: Conditionally approve the project. Staff Contact: Rachel Grossman, Associate Planner.

Grossman presented the staff report noting the details of the non-conformities of the site and the last minute change to the conditions and finding due to an incorrect representation of the side setback on the site plan.

Johnson asked the applicant to address the Commission. Chuck Harper addressed the Commission noting his current living condition and his reason for the changes.

Woodson asked why item 13 wouldn't be just changed instead of deleted. Grossman explained her reasoning.

Johnson opened the Public Hearing.

John Parker expressed his concerns about the Categorical Exemption issued on this project.

Johnson closed the Public Hearing.

Lucas expressed concern about the change to the front of the house and asked the applicant if he considered doing the addition to the top of the living room. Harper addressed his concern.

Lucas, Ream, Woodson and Johnson spoke in favor of the project. Luhr did not have any comments.

MOTION: Woodson, Ream 2nd to approve the project deleting Condition 13 and grant the Parking Exception. Vote: 5-0.

Johnson reminded the audience that items C and D have been moved in front of item B.

C. Site Location: 210-218 Barlow Lane in the R-1 Zoning District. Applicant: Max & Carol Crigger. The applicant proposes to remodel a triplex in a single-family zone that would retain two of the rental units with no change in size and increase the front unit by 2,584 square-feet. The site is considered non-conforming because the structure

does not comply with the front setback, exterior setback, lacks sufficient parking for one space, and has three units in a single-family zone. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical exempt, Class 3, Section 15303).
Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater, Planning Manager.

Prater presented the Staff report noting the specific decisions the Planning Commission had before them on this project. Woodson asked for the non-standard setbacks to be delineated. Prater clarified. Luhr asked what their demolition plan is and Prater noted the conversation he had recently with the architect. Ream questioned what would happen to the tree. Prater noted that tree trimming or removal was not permitted on the City trees in the right-of-way. Lucas asked about the bay and how it seemed to protrude into setback. Prater confirmed it does.

Johnson asked for the applicant or their agent to address the Commission. Gary Miller, agent for the applicant addressed the Commission presenting a color rendering of the proposed project. Mr. Miller presented a PowerPoint highlighting the surrounding area, the Crigger's goals for the project, the character of the project and it's similarity to some of the newer projects in the area.

The following questions and concerns were expressed by the Commissioners and addressed by the agent:

- What percentage of the existing building will be demolished
- Were other roof pitch/character options considered
- If the pitch on the rear units were to be changed, due to the conditions, would the front pitch be changed as well
- Do they have an alternate design if the exception on the front bay is not approved
- Confirmed the retaining wall would remain
- Have they looked at any options for providing the four necessary parking spaces
- Clarified the procedures for the demolition
- Why the articulation was not applied on the North and East sides of the project

Max Crigger, applicant, addressed the Commission noting his intent to make this project his permanent resident, not a vacation rental.

Johnson opened the Public Hearing to the general public.

Bill Martony spoke in favor of the project and felt it was an enhancement to the character of Morro Bay.

Anne Reeves spoke against the project noting the elimination of the rental property.

John Parker expressed his concerns about the Categorical Exemption issued on this project.

Johnson closed the Public Hearing seeing no further comment.

Lucas, Ream, Luhr and Woodson spoke against the project noting the large amount of the building that is being demolished and the character does not fit in the area.

Johnson asked if the applicant would like a continuance or a denial in which they could appeal to the Council. Mr. Crigger said he preferred a continuance to take another look at the project.

MOTION: Ream, Lucas 2nd to continue the item to a date uncertain. Vote: 5-0.

D. Consideration and Recommendation to City Council for a Public Art project "Art-Cans" Proposal. Morro Bay Beautiful is proposing to undertake a special public art projects to help beautify downtown and waterfront areas of Morro Bay. The project is titled "Art-Cans", the project proposes to start with city-owned trash receptacles and engage the services of local artist to transform them into works of art. The Theme of the project is "Birds &

Beach of Morro Bay”, so artworks should be of local birds and seascapes or a combination of the two.

(Recommended CEQA Determination: This action is considered not a project under CEQA)

Staff Recommendation: Recommend approval of the project and allow Morro Bay Beautiful to select the winning proposals. Staff Contact: Andrea Lueker, Assistant City Manager, 772-6282.

Prater presented the Staff Report noting some of the inconsistencies with the City’s art policy.

Johnson asked the representatives to address the Commission. Anne Reisner and Jayne Behman spoke to the Commission and highlighted the benefits of this proposal. There will be no cost to the City for the proposal or the maintenance.

All of the Commissioners spoke in favor of the proposal. There was concern about the products that would be used for the art and if it would hold up in our conditions, the locations of the cans, if the cans would all be in one location as it is indicated on page two, and the finance of the maintenance program.

Ambo recommended any Commissioners that are members of Morro Bay Beautiful; step down for the remainder of the item. Commissioner Woodson and Chairperson Johnson stepped down for the remainder of the item. Commissioner Ream took the position of Chair for the remainder of this item.

Commissioner Ream opened the Public Hearing.

Marla Jo Bruton spoke in favor of the proposal.

Ream closed the Public Hearing, seeing no further comment.

MOTION: Lucas, Luhr 2nd to recommend the proposal to the City Council. Vote: 3-0. (Johnson and Woodson had stepped down)

Ream called for a five-minute break at 7:33 p.m. Johnson called the meeting back to order at 7:40 p.m.

B. Site Location: 201 State Parks Road in the OA-2/PD Zoning District. Applicant: County Department of General Services Parks Division. The applicant’s are requesting a Coastal Development Permit approval for the remodel of the golf course. County Parks Division is requesting approval to adopt the Morro Bay Golf Course Master Plan. The Master Plan would be implemented over a 20-year period. The Master Plan includes: creation of fifteen new sand bunkers, modification to five existing bunkers, the creation of grass mounds, 3,680 linear feet of golf cart path reconstruction, construction of 11,160 linear feet of new golf cart path, construction of a black, chain link fence adjacent to Tee Box 6, driving range reorientation, installation of a new 50-foot tall safety net, the replacement of two restrooms, tee expansion, the removal of diseased Monterey pine trees (potentially 365), myoporum shrubs (4), hazardous eucalyptus trees (12), and Monterey cypress (4) and the planting of 650 trees of California native and Mediterranean climate species. This site is located inside of the Coastal Commission’s Appeal Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared and adopted by the Board of Supervisors and will need to be re-certified by the City).

Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater, Planning Manager.

Prater presented the Staff report noting the length of this proposed plan, as well as the proposed number of trees to be removed, the number to be replanted, and the proposed golf course enhancements. He also noted the time frame of the tree removal and the intention to replant trees immediately.

Questions from the Commissioners, addressed by Staff were:

- If there was a workshop with the residents regarding this project
- Clarified the timeline for this item
- The Commission’s mission tonight
- If the item could be continued after hearing the Public Comment
- Do they have the right to ask for an operational environmental plan

Jan Di Leo addressed the Commission noting the following:

- History of the golf course
- Time line of the planting of the existing trees
- The intent of the tree removal
- Trees that have been planted to date
- Golf course improvements

Ray Festa addressed the following concerns from the Commissioners:

- If a plan was looked at to reduce water consumption
- Why healthy trees were proposed to be removed
- If they would provide pesticide plans that show how they intend to prevent runoff
- If the new proposed trees will be planted prior to removal to allow for some height before removal
- Would like to see specific tree sizes in the documents as an assurance of what would be planted
- The prefabricated restroom may not satisfy Nick Franco's concern about style
- Specific height of netting and concerned about it causing a problem for the bird habitat
- Why old data from the year 2000 is being presented for a decision at this time
- Details of the Storm Water Prevention Plan
- The reclaimed water they purchase and use on the golf course and it's effect on the estuary
- Would they be willing to use the dredging from the State Park Marina for their fill dirt
- Exact location of the new restroom and if the leach fields will be redone.

Johnson opened the Public Hearing

Ray Vasconcellos expressed his concern about the netting.

Debbie Highfield asked for clarification on infrastructure needs versus environmental needs. She questioned the iron pipe that feeds the water to the Golf Course and felt that moving the tee box would be a better option instead of removing the trees.

During Public Comment Nancy Bask, Marla Jo Bruton, Ray McKelligott, Ann Reeves, and Dorothy Cutter (also speaking for Carol Baker and Marie Smith who had to leave the meeting) generally spoke against the project noting their concern about the tree removal and most asked the Commission to continue the item.

Bill Martony spoke in favor of the project

Ray Gallo and Harry Skank asked the Commission to approve the tree-planting portion of this project tonight.

Patty Dunton spoke in favor of trees being planted and felt the cultural resources needs to be looked at closer.

Johnson closed the Public Hearing seeing no further comments.

Luhr asked if some trees could be planted immediately and how that would affect this permit. Prater clarified.

Woodson asked if the County Parks Staff would be willing to plant trees now.

Jan Di Leo and Ray Festa addressed the concerns expressed by members of the public and the Commissioners about the intent of the Master Plan, inspection of the septic system, archeological monitoring, the date of the data used for this review, tree planting, concerns about the proposed net and funding for the other renovations.

Kingston Leong spoke to the topic of Monarch Butterflies and their habitat.

Ms. Di Leo expressed her desire to take the Commission and the Public on a tour to view the proposed changes.

Additional questions posed to City and County Staff by the Commissioners and satisfactorily addressed were:

- If there is archeological monitoring required for planting of the new trees
- If we could ask for a Phase 1 on some of the minor improvements that may cause minimal disturbance, such as the netting and the moving of the bunkers and the tees
- Could the tee box in question potentially be moved in lieu of tree removal
- Clarification on the planting of Eucalyptus trees along with the Pine trees for the high canopy and the habitat for the monarch butterflies
- If a two-phase process could be a serious consideration so as to move the tree planting along sooner, suggesting that County Parks come back with a tree planting plan in phase one and the second phase would include all of the other aspects of their Master Plan

All of the Commissioners felt a continuation tonight was in order and to request that the applicant bring back a multi-phase plan with a more specific timeline. Ray Festa said they would be willing to come back with a two-phase plan.

Ambo stated he felt the action should be to move to a continuance so the City Staff and County Parks Staff can work together to put a multi-phase plan together.

Lucas would like to see a community site visit for the enhancements closest to the existing residents.

MOTION: Woodson, Luhr 2nd to continue this item to a date unspecified with Phase one commencing at the earliest possible time for tree planting and Phase two should include the following suggestions:

- Clarify cut down criteria
- Specify size of replacement trees and where they go
- Seek alternatives to the net, hopefully substitute trees on both sides
- Specify materials and brand of Pre-fabricated bathroom and retaining wall
- Include a Storm Water Pollution Plan, including not only disturbed areas but for normal circumstances
- Clarify butterfly reserve issues
- Provide a sequence of events plan over the long range
- Pesticide Management Plan

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

Johnson asked for copies of the RUDAT Plan, Prater said he would provide those in their boxes.

Woodson asked for an update on the Harborwalk. Ambo gave the Commission an update on the project.

XII. NEW BUSINESS - None

XII. ADJOURNMENT

Johnson adjourned the meeting at 10:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, April 2, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater, Secretary