

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, February 5, 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 6:04 p.m.

II. PLEDGE OF ALLEGIANCE

Michael Prater led the pledge.

III. ROLL CALL

Johnson introduced and welcomed the new members. She asked that the record reflect all Commissioners were present.

Staff Present: Michael Prater, Joan Drake

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None

VI. CONSENT CALENDAR

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

Prater reported that Associate Planner Rachel Grossman asked that in the statement by Laura Gough on page 3, the word "within" be replaced by "outside of". Woodson stated he had voted for Johnson and asked the vote on page 1 be changed to 4-0 and the abstention deleted.

MOTION: Ream, Woodson 2nd to approve the minutes as amended. Vote: 3-0 (Lucas and Luhr abstained)

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

Former Commissioner Robert Tefft thanked Councilmembers DeMeritt and Winholtz for their support, staff members Prater and Grossman for their assistance and commended present and past Commission members Johnson, Woodson, Ream, McCandliss and Melvin. He congratulated Lucas and Luhr on their appointments and encouraged the public to watch the Planning Commission meetings and speak out on their concerns.

Dorothy Cutter asked the Commission to address the issue of bulk and scale and said it was important the public have input on this topic.

Nancy Castle invited the public to attend the Historical Society Meeting/Potluck on Sunday, February 11th. She said the program would feature the Anderson family.

IX. FUTURE AGENDA ITEMS

Woodson asked for an update on the Boardwalk project. Prater replied he would talk to Capital Projects Manager Bill Boucher about making a brief presentation.

Ream asked if there were plans to address the bulk and scale issue. Prater suggested it could be agendized for the April 30, 2007 City Council/Planning Commission joint meeting.

X. PUBLIC HEARINGS

Commissioners Johnson and Woodson stepped down, stating they live in close proximity to both projects. Commissioner Ream took over the meeting.

A. Site Location: 214 Beach Street in the CV- S/PD/S.4/S.6 Zoning District. Applicants: Kent & Jenne Hamlet. The proposed project would 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. The project is grandfathered 12 parking spaces with the re-use of the building based on prior uses allowed and will provide 6 space on-site to meet the remaining needs. This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorical Exempt, Class 1 & 3, Section 15301 & 15303). Staff Recommendation: Approve the mix of uses and direct the applicants to redesign the project.

Prater presented the Staff Report. Ream asked if there were questions of staff. Lucas confirmed there were no calculations on the roof usage. Luhr confirmed there was sufficient turning space in the parking area and asked if Public Works had commented on the balconies. Prater replied there had been no feedback thus far.

Ream opened the Public Hearing. Agent Jeff Edwards said the design of the second floor is similar to a B&B, the applicant is willing to add a handicapped parking space and pay in-lieu fees for the loss of one parking space and explained who would occupy each part of the building.

Steve Semas, owner of the property at 213 Beach Street, said he was not against the project, but had serious concerns about parking. He added it would be unsafe for delivery trucks to park in the street.

Bill Woodson, speaking as a private citizen, supported the project, which is adjacent to his property.

Ray McKelligott stressed the visitor suite must be open to the public.

Garry Johnson asked for a barrier to be built to protect the Woodson property and expressed his concern about parking. Ream closed the Public Hearing and asked for Commissioner comments.

Lucas disclosed he had met with the applicant's agent prior to this meeting. During discussion Commissioners supported the mixed use, but expressed concerns about traffic and pedestrian safety, amount of parking, ADA issues/handicapped parking space, access for large trucks, overhead door hours of operation, lighting, roof use/access stairs, design of the second floor/access to the visitor suite, exit from the first floor, need for maintenance and an irrigation system for the planters, and the city tree in front of the building.

Prater suggested signage, lighting, outdoor use, color/materials and utilities be added to the list of items that need to be addressed.

MOTION: Luhr, Ream 2nd to approve the mixed use and ask that the project be continued so the applicant can address the concern of the Commission. Vote: 3-0.

B. Site Location: 1165 Morro Avenue in the R-2/PD/SP Zoning District. Applicants: Garry & Nancy Johnson. The applicants propose to add a small addition to an existing non-conforming single-family residence. This addition would be a second addition automatically requiring a Conditional Use Permit.

This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303). Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report. Ream asked if there were questions of staff. Luhr confirmed a second covered parking space was not required.

Ream opened the Public Hearing. Applicant Garry Johnson showed additional photographs of the site and offered to answer questions. Hearing no other comments, Ream closed the Public Hearing and asked for Commissioner comments.

Luhr suggested the Commission have a future discussion on determining need for 1- and 2-car garages. Lucas established the lot merger was already in process.

MOTION: Lucas, Luhr 2nd to approve UPO-143 by adopting the Findings included as Exhibit "A" subject to the Conditions included as Exhibit "B" and the site development plans dated October 18, 2006. Vote: 3-0.

There was a short break at 7:40 p.m. while Johnson and Woodson rejoined the meeting.

XI. OLD BUSINESS

A. Current Planning Processing List

- Projects submitted for Administrative Approval (not single-family residential unless in MCR)
1. 2695 Greenwood (setback averaging request)

Woodson asked when the Safety Element would be going back to City Council. Prater replied it has been moved to number seven on the priority list.

Ream asked about the spiral staircase on Avalon. Prater replied no new plans have been submitted.

Johnson asked when the Parking Management Plan would be coming back to the Commission. Prater replied staff is expecting something back from the consultant and will push it through as soon as possible.

XII. NEW BUSINESS – None

XII. ADJOURNMENT

Johnson adjourned the meeting at 7:46 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, February 20, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary