

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, October 2, 2006

Acting Chairperson Nancy Johnson
Vice-Chairperson Robert Tefft Commissioner Bill Woodson
Commissioner Vacant Commissioner Gary Ream
Mike Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Tefft led the pledge.

III. ROLL CALL

Johnson asked that the record show the four remaining Commissioners were present.
Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

The agenda was accepted as printed (no motion).

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the September 25, 2006 meeting, City Council:

- Requested a report on creating an Administrative Citation Process
- Adopted the transit occupancy tax requirement for vacation rentals
- Heard the appeal of the State Park sewer improvement project. The State Park appeal was denied and a portion of the resident appeal to upgrade the size of one of the lines was agreed to
- Reviewed the Updated Safety Element and directed staff to make modifications, then return with a resolution for adoption

At the October 10, 2006 meeting, Ambo said Council would:

- Hold a Public Hearing on the Colmer Black Hill Villas Subdivision
- Receive an update from the City Attorney on Senate Bill 1818 (Affordable Housing)

In response to a request for clarification of Administrative Citations, Ambo said it would release the City Attorney from following up through the courts. He said certain authorized people in the City could issue citations and fines would go to the City rather than the County.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on September 18, 2006

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

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

Noah Smukler spoke in opposition to Measure J.

Linda Merrill encouraged the City to underground utilities in North Morro Bay and offered to give a photo presentation in the future.

Ream spoke in favor of Measure J.

Woodson stated a portion of Morro Bay residents' electric bills are placed in a PG&E fund. He suggested Merrill contact Capital Projects Manager Bill Boucher for details of two proposed undergrounding projects.

IX. FUTURE AGENDA ITEMS – None

X. PUBLIC HEARINGS

- A. Site Location: 500 Estero Avenue in the R-1 Zoning District. Applicant: Sandy and Anthony Hansen. The applicants propose to construct at 334 square-foot addition to an existing nonconforming residence. This site is located outside of the Coastal Commission's Appeal jurisdiction. (Recommended CEQA Determination: Categorically Exempt, section 15301). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. There were no questions of staff.

Johnson opened the Public Hearing. Applicant Anthony Hansen stated the addition is needed to accommodate his family of four, the non-conforming fence will be corrected and he intends to move the garage at a later date.

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

There was consensus the addition is reasonable and the non-conforming garage may be addressed at a future date.

MOTION: Ream, Woodson 2nd to conditionally approve UPO-132 with the adoption of Exhibit "A" and Exhibit "B." Vote: 4-0.

- B. Site Location: 3066 Main Street in the R-3/PD (SP) Zoning District. Applicant: Chevron Company. The applicant proposes to demolish four (4) existing residences approximately 1,350 sf; 1,350 sf 1,350 sf & 900 sf respectively. This site is located inside the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Section 15061.b.3 (General Rule). Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Woodson clarified the monitoring wells would not interfere with or influence this project. Tefft clarified there are no known contaminants on the site, simply suspicion because it was formerly an oil terminal. He also established a future community housing project would require a 4-year rental history.

Johnson opened the Public Hearing.

Eric Snelling of Padre Associates, agent for the applicant, said the monitoring wells have been installed and a report of the testing sent to the Regional Water Quality Control Board. He said there were no significant contaminants found in the wells, but there may be future phases required. Snelling explained he was not party to discussions on the future of the site, but would take Commissioner concerns back to his client.

There was discussion about dust control measures, the Air Pollution Control District regulating asbestos removal and the likelihood of the debris being trucked to Kern County. Commissioners requested the trucks use Yerba Buena Street to access Hwy 1.

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

There was consensus demolishing the vacant homes is a good idea. Tefft said he would like to see a future project that has some commercial space, not one that is strictly residential. Johnson said she had received an email from Evans Cowan saying he would like to see the City acquire this property through eminent domain.

MOTION: Woodson, Tefft 2nd to approve CPO-206 as staff recommended with the Findings in Exhibit “A” and Exhibit “B.” Vote: 4-0.

- C. Site Location: 1899 to 1901 Sunset Avenue in the MCR/R-4 (SP) District. Applicant: Cameron Financial Group. The applicant proposes to create a community housing project by subdividing the subject site into 6 residential units with 4 detached houses and 2 attached requiring a variance for interior setbacks between the units. In addition, two common area lots totaling approx. 3,098 sqft are proposed making this request a 9-lot subdivision. The total open space area equals 8,236 square feet with at least half being usable that is located in a configuration that benefits all of the residents. Reciprocal access and utility easements are proposed that will allow access to all units and the neighboring lot to the north. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Mitigated Negative Declaration).
Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report. Johnson asked if there were questions of staff. Woodson confirmed that staff believes the revised project meets City Council concerns.

Discussion covered changes to Sunset Avenue, the sidewalk down to the old Shell station, retaining wall, size and location of the common open space, number of parking spaces and height of the buildings.

Johnson opened the Public Hearing. Greg Ravatt, project architect, reviewed the changes and said the plan was still flexible.

Woodson clarified the stair towers in two buildings go over the 25-foot height limitation by 3 feet. Prater confirmed the zoning allows heights up to 30 feet.

Cristi Fry, project civil engineer, clarified the public improvements – retaining wall, bulb out, driveway, and curb, gutter and sidewalk. Fry asked that Condition 47 be reworded to say fire sprinklers will be included only if required by the Fire Department. She also requested a reimbursement agreement with the adjacent owners for the curb, gutter and sidewalk.

Prater clarified the reimbursement agreement would only apply if a neighboring property was improved.

Roger Ewing said he was concerned about the rolled curb, open space versus parking, and bulk and size of the project.

Nora Pena Klenner, daughter of the adjacent property owner, questioned the amount of open space, height and scale, large vehicle accessibility and access for emergency vehicles/garbage trucks.

Katie Klenner, adjacent property owner, said the open space in the proposed project is in violation of the City ordinance. She stated she is very upset and emotional because her property will be landlocked between this and the Colmer project and it is making it impossible to sell. Kleener asked that access be assured to her property from both the east and west.

Johnson closed the Public Hearing and asked for Commissioner comments. At Woodson's request, Prater clarified the location of the open space and explained the current regulations. There was further discussion about common open space and private open space.

Tefft questioned the common area calculations. Owner Glen Rider said the open space was calculated using a CAD system and he believed removing one parking space would put it over 3,000 square feet.

Johnson called a break at 7:55 p.m. and reconvened the meeting at 8:00 p.m.

There was additional discussion on the above topics and perimeter fencing.

MOTION: Woodson, Ream 2nd to approve S00-051/UP0-097/CP0-145/AD0-023 with the following conditions stated as Exhibit "A" and "B" as read; with the addition of a minimum of 3,000 square feet of contiguous open space; a traditional curb, gutter and sidewalk that is not rounded; decorative perimeter fencing; reimbursement for the improvements of the adjacent sidewalk; rounded retaining wall at the northeast corner; fire sprinklers at the decision of the Fire Chief ; and curb along the driveway easement. Vote: 4-0.

XI. OLD BUSINESS

- A. Current Planning Processing List
 - Projects submitted for Administrative Approval (not single-family residential unless in MCR)
 - 1. None

XII. NEW BUSINESS

- A. Future Agenda Dates Schedule

No changes were made to the schedule at this time.

XII. 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, October 16, 2006, at 6:00 p.m.

Nancy Johnson, Acting Chairperson

ATTEST:

Michael Prater
Secretary