

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, August 21, 2006

Chairperson Sarah McCandliss  
Vice-Chair Bill Woodson                      Commissioner Gary Ream  
Commissioner Nancy Johnson                Commissioner Robert Tefft  
Michael Prater, Secretary

I.        CALL MEETING TO ORDER

McCandliss called the meeting to order at 6:04 p.m.

II.       PLEDGE OF ALLEGIANCE

Joan Drake led the pledge.

III.      ROLL CALL

McCandliss asked that the record reflect all Commissioners were present.

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

IV.      ACCEPTANCE OF AGENDA

MOTION: Johnson, Tefft 2<sup>nd</sup> to accept the agenda. Vote: 5-0.

V.        DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 14, 2006 meeting, City Council:

- Denied the 7-lot Tract Map on Sunset Avenue
- Approved the modification of the Mixed-Use Project at Main and Driftwood
- Approved the 19-Space RV Park at 210 Atascadero Road

At the August 28, 2006 meeting, Ambo said City Council would consider:

- The Public Services Department reorganization
- A sewer rate increase
- The Community Promotions Committee marketing plan

According to Ambo, future City Council agenda items include:

- Status and next steps of the View Shed Committee
- Mobile Home Rent Control
- Participation in issues of regional significance

Ambo said the applicant and another individual have appealed the State Park sewer system improvement project.

In response to a question about the Sunset project, Ambo replied there were concerns about open space and circulation. He said he wasn't sure what direction the applicant would take, but if they do something different, it will come back to the Planning Commission.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 7, 2006  
Prater asked that the name Darryl Leach be corrected to Gary Leach. In connection with the Draft General Plan/Coastal Land Use Plan for the Safety Element and Maps, Woodson asked that “Periodic safety inspections by the Fire Department should be addressed specifically” be added to the list of items addressed by City staff and Tefft asked for the addition of “High season wave actions”.

MOTION: Woodson, Johnson 2<sup>nd</sup> to accept the minutes as revised. Vote: 5-0.

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS:

Roger Ewing stated McCandliss is resigning her position following the September 5, 2006 Planning Commission meeting. He thanked and complemented her service to the City.

IX. FUTURE AGENDA ITEMS

X. PUBLIC HEARINGS

A. Site Location: 550 Embarcadero in the C-VS/PD/S.4 District. Applicant and Property Owner: Judy & Jack Stapelmann. The applicants are requesting approval for a Conditional Use and Coastal Development Permit that would demolish an existing single-family residence and construct a mixed-use project with the first floor as retail commercial comprising of two lease spaces each approximately 1,000 square feet. The second floor would consist of a 2,343 square foot residence. The applicant’s are requesting exceptions be granted to the exterior side setbacks, and height including roof pitch because greater than normal public benefit would be provided. The project would provide parking for the residence on-site and pay in-lieu-fees for the commercial spaces. This site is located inside the Coastal Commission’s Appeal Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Conditionally Approve the Project.

Prater highlighted the Staff Report.

There was discussion about the:

- sidewalk width
- staircase/view deck
- garage size
- use of the residential space
- eave overhang
- location of the trash bin

McCandliss opened the Public Hearing.

Kenneth Kruger, agent for the applicants, stated the \$40,000 that is available would go a long way in covering the staircase costs. He said his clients were amiable to wheel stops or widening the sidewalk on Driftwood. Kruger said the applicants were not planning to live in the residential space; it would probably be rented to whoever occupied the retail space. He asked that Condition 16 be omitted, or else the item be continued to a later date.

Roger Ewing said the project had become confusing during the discussion. He urged the Commission not to reduce the parking and said there was no public benefit without the stairway. Ewing said \$40,000 was not enough to cover the costs and suggested more thought was needed on the project.

Gary Johnson recommended the roof color be changed. He asked for a definition of “vacation rental”.

Ray McKelligott said there was too much residential space unless it was a vacation rental.

McCandliss closed the Public Hearing.

Discussion continued on the previous topics, plus the courtyard area, trees, and zero setbacks.

MOTION: Tefft, Johnson 2<sup>nd</sup> to deny UPO-116/CPO-182 due to the inclusion of a residential use in excess of the security unit, which is allowable in the C-VS zone; inappropriate design features for visitor-serving purposes; excessive number of exceptions requested and inadequate public benefit offered.

McCandliss asked staff how a denial versus a continuance would impact the applicant. Prater replied a continuance would permit them to redesign the project and save them paying additional fees.

Tefft withdrew his motion. Johnson withdrew her second.

MOTION: Tefft, Johnson 2<sup>nd</sup> to continue UPO-116/CPO-182 to a date to be determined through consultation with the applicant. Vote: 5-0.

McCandliss called a break at 7:20 p.m., then reconvened the meeting at 7:27 p.m.

B. Site Location: 485 S. Bay Blvd in the R-2 District. Applicant: Wayne Comer. The applicant proposes a Planned Unit Development for 16 detached single-family homes and a 2-unit duplex for a total of 18-units. An open space area totaling approx. 41,412 sqft or 30% is proposed for preservation. A private roadway for access and utility easements are proposed that will allow access to all units and future access to the State Parks land to the north. This site is located inside the Coastal Commission’s Appeal Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Conditionally approve the project.

Tefft recused himself and left the meeting. City Engineer Frank Cunningham joined the meeting.

Prater highlighted the Staff Report.

There was discussion about the:

- Usable open space
- Cluster and Community Housing designations
- Subdividing the duplex lot
- PG & E easement

McCandliss opened the Public Hearing.

Applicant Wayne Colmer stated the project met both the Cluster and Community Housing criteria. He said there would be a Victory Garden in the open space and green building techniques would be used in the construction.

Charles Clouse of TPG Consulting presented his company's Traffic Impact Study, including recommendations for the intersection.

Public Comments:

- Roger Ewing stated he was concerned about density, traffic and lack of sidewalks.
- Dorothy Cutter said there were too many units and she wanted the trees saved.
- Ray Oliveira stated his concern about traffic accidents at South Bay and Quintana.
- Ray McKelligott said the project shouldn't move forward until the traffic problems have been solved.
- Rich Hansen said traffic control was needed at the intersection. He also stated concern about the future of the mobile home park.
- Cheryl Stice noted her concern about the face of the development from the mobile home park and the loss of open space.
- Gary Johnson said leaving the trees would screen the development. His concerns were traffic and the environment.
- Doug Stuart stated his concerns about intersection traffic and the need for left turn lanes on both sides of the road.

McCandliss closed the Public Hearing.

Discussion continued on the previous topics, plus traffic, pedestrian crosswalks, trees, parking near the open space, lot size, street lights, sidewalks and access to the State Park.

MOTION: Woodson, McCandliss 2<sup>nd</sup> to approve S00-038/UPO-070/CPO-110 and conditionally approve the Findings for Exhibit "A" and "B" as listed in our Staff Report with additional criteria attached to Exhibit "B": a crosswalk across South Bay Blvd. with flashing lights; a gap in the wall on Lot 1 to the State Park; a trail that parallels the stream bed to the State Park; a tree ratio replacement of 3:1 for each tree cut down; a sidewalk in front of each lot on one side of the street; and minimize the street light glare.

Ream asked about parking near the common area.

AMENDED MOTION: Woodson, McCandliss 2<sup>nd</sup> to add parking space near the open space.

McCandliss called the vote. Vote: 3-1 (Johnson opposed)

McCandliss called a break at 9:40 p.m., then reconvened the meeting at 9:52 p.m.

MOTION: Woodson, Ream 2<sup>nd</sup> to meet beyond 10:00 p.m. Vote: 4-0.

- C. Subdivision Ordinance Update: The Planning Commission will continue its public hearing on the Subdivision Ordinance Update. The topics will include continued review of Chapter 10, Compact In-Fill Developments and Chapter 11 Conservation Subdivisions. (These two types are currently classified under Community Housing Project regulations Title 17) (Recommended CEQA Determination: A Negative Declaration has been prepared). Staff Recommendation: Discuss and direct staff accordingly.

Tefft rejoined the meeting at 9:55 p.m.

Ambo highlighted the Basic Assumptions in the Staff Report. Prater covered Drafting Principles (see attached chart).

McCandliss opened the Public Hearing. Hearing no comments, she closed the Public Hearing.

Following discussion, Johnson recommended a vote on the Basic Assumptions and Woodson asked for the same on the Drafting Principles.

**BASIC ASSUMPTIONS:**

Affordable Housing – Vote: 4-1 (Tefft opposed)

Compliance with General Plan and Zoning Ordinance Regulations – Vote: 5-0

Maintain Direction of General Plan and Zoning Ordinance Update – Vote: 5-0

Ministerial Document – Vote: 5-0

**DRAFTING PRINCIPLES:**

Minimum Lot Sizes – Vote: 4-1 (Woodson opposed)

Project Requirements – Vote: 4-1 (Tefft opposed)

Inclusionary Requirement – Vote: 3-2 (Tefft, Woodson opposed)

Minimum Project Threshold – Vote: 5-0

Private/Common Open Space Requirements – Vote: 5-0

Useable Open Space – 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

**XII. NEW BUSINESS – None**

**XIII. ADJOURNMENT**

McCandliss adjourned the meeting at 11:20 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, September 5, 2006, at 6:00 p.m.

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Sarah McCandliss, Chairperson

ATTEST:

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Michael Prater  
Secretary