

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, July 3, 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

Johnson led the pledge.

III. ROLL CALL

McCandliss asked that the record reflect all Commissioners were present.
Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Johnson, Ream 2nd to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the June 26 meeting, City Council:

- Endorsed an action plan for implementation of the Sewer Master Plan
- Prioritized the Capital Improvement Projects

At the July 10 meeting, Ambo said City Council will:

- Have a hearing/presentation on the Sales Tax Initiative
- Consider a moratorium on single family development in mixed use/commercial zones – which would require a 4/5 vote

Johnson confirmed the Parking Management consultants will present a report on their initial inventory at Rose's Landing on July 19, at 9 a.m. The meeting is open to the public.

Woodson clarified tertiary treatment of the Waste Water Treatment Plant is still being considered. Ambo said tertiary inside and outside the fence line is being investigated.

Johnson asked when the new bike path and Main Street/Quintana will be open. Ambo replied he would check and report back.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on June 19, 2006

Woodson asked that Frank Cunningham's name be added to staff members that were present.

MOTION: Tefft, Ream 2nd to approve the minutes as amended. Vote: 4-0 (McCandliss abstained).

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

McCandliss invited people to attend the City's July 4th activities.

Ream announced two signings for the new book from the Morro Bay Historical Society. He said the book was the top seller in San Luis Obispo County the previous week.

McCandliss announced only four Commissioners will be present at the next meeting.

IX. FUTURE AGENDA ITEMS

Ream suggested agendizing limiting parking to one side of streets on the east side of Hwy 1. Commissioners agreed to Ambo's suggestion of having the Fire Chief and City Engineer make a presentation.

X. PUBLIC HEARINGS

- A. Site Location: 165 Vashon Street in the R-1/S.2A District. Applicant: Travis Robson. The applicant is requesting Coastal Development Permit approval to allow for the demolition of an existing single-family residence and the subsequent construction of a 1,881 square foot single-family residence. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report and noted Commissioners just received a letter from the applicant. In response to a question from Ream, Grossman said she would modify Condition 20. Woodson asked about the required and proposed height figures. Grossman replied the figures were inadvertently transposed and the project met the code.

McCandliss opened the Public Hearing. There were no comments. She closed the Public Hearing and asked for Commissioner comments. There was consensus all concerns had been addressed and to approve the project.

MOTION: Woodson, Ream 2nd to approve CPO-179 with staff's recommendations and Exhibits "A" and "B" as presented. Vote: 5-0.

- B. Site Location: 423 Rennell Street in the R-1/S.1 District. Applicant: Anne Godsey. The applicant is requesting Conditional Use Permit approval to allow for the construction of a 534 square foot second story addition to an existing nonconforming residence. This site is located outside of the

Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption).
Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. There was discussion about changing the designation from a guesthouse to a second-story addition and Grossman clarified it did not change the legal use or parking requirements.

Ream asked if the applicant owned the home when the wall in the garage was built without a permit. Grossman replied, no, that was done by a previous owner.

McCandliss opened the Public Hearing. Applicant Anne Godsey clarified the second story was going to be an art studio, vegetables will be grown on the roof deck and she planned to widen the driveway to provide space for two automobiles. Hearing no other comments, McCandliss closed the Public Hearing and asked for Commissioner comments.

Commissioners favored a wider driveway and agreed their concerns had been addressed.

MOTION: Ream, Johnson 2nd to approve UPO-115/CPO-177 as conditioned by Exhibits “A” and “B” of the Staff Report. Vote: 5-0.

- C. Site Location: 1190 Quintana in the C-2/S.4 District. Applicant: David Crye. The applicant is requesting a Conditional Use Permit, and Coastal Development Permit to construct a new two story commercial and residential unit (3,676 square feet) the ground level will be commercial storage of 1,575 sq ft with an associated second story office of 319 sq ft totaling 1,895 sq ft. The second story will also have a residential security unit (2 bedroom 2 bath apartment – 1,781 square feet). This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 3). Staff Recommendation: Conditionally Approve the Project.

Prater presented the Staff Report. Commissioners questioned:

- The commercial/residential ratio
- Whether frontage improvements on the adjacent lot should be required
- How the residential/commercial parking was calculated/designated
- Whether the 5-foot setback on the second floor should be allowed

McCandliss opened the Public Hearing. Applicant David Crye clarified the warehouse was for storage of company equipment and the shop for maintenance of that equipment.

Cathy Ryan spoke against requiring improvements on the adjacent lot. McCandliss closed the Public Hearing and asked for Commissioner comments.

The above points of concern were discussed at length. McCandliss called a break at 7:55 p.m. to give Prater time to recalculate square footage of the second story. She reconvened the meeting at 8 p.m., Prater reported the new square footage would be 1570 and discussion continued.

MOTION: Tefft, McCandliss 2nd to approve UPO-115/CPO-177 subject to the Findings in Exhibit “A,” Conditions in Exhibit “B” and Graphics/Plan reductions in Exhibit “C” and the following additional Conditions:

- The residential portion of the development shall be no larger than 1200 square feet
- The office shall have a separate entrance and no access from the residence

- The lower floor use be limited to warehouse and storage
- There will be 2 non-residential parking spaces
- The 10-foot rear setback be met by both the residential and commercial aspects of the project

McCandliss called the vote. Vote: 5-0.

McCandliss read an announcement about a lost male poodle received from Councilmember Winholtz.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. 695 Harbor (Fire Station)

Prater said the Planning Department issued a CDP and MUP to locate a temporary modular building and tent apparatus bay while the new Fire Station is under construction. He explained the Subdivision Ordinance Review is delayed until August due to the staffing workload.

XII. NEW BUSINESS

A. Identify Pedestrian Pathway Routes (Item from PWAB)

Commissioners identified 4 additional routes:

- South Main Street from Olive to the State Park
- State Park/Dana Way/Bradley/Bernardo to Pacific
- Sandalwood to the Cloisters Path
- Atascadero Road from the High School to Main Street

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 8:45 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, July 17, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Michael Prater
Secretary