

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, June 19, 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

Vice-Chair Woodson called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Tefft led the pledge.

III. ROLL CALL

Woodson stated that Chairperson McCandliss was absent.

Staff Present: Bruce Ambo, Frank Cunningham, Michael Prater and Kimberly Peeples.

IV. ACCEPTANCE OF AGENDA

Prater noted item X-B will be pulled from this agenda and continued to a later meeting.

MOTION: Ream, Johnson 2<sup>nd</sup> to accept the agenda as amended. Vote: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported that at the June 12, 2006 meeting, City Council:

- Approved the No Smoking Ban on Beaches
- Approved the imposition of creek cleaning maintenance fees and established a fee structure
- Adopted the Fiscal Year 06/07 Budget

At the June 26, 2006 City Council Meeting there will be a Public Hearing and Presentation on the Marine Life Protection Act, as well as the continued Public Hearing on the Action Plan for implementing the Sewer Master Plan. They will also review and prioritize the list of the Capital Projects. A Future Agenda Item to be discussed will be a possible moratorium on single-family residential development in the North Main Street Area.

He also announced the July 19<sup>th</sup> Public Workshop to be held at Rose's Landing to announce the results of the parking survey that is currently taking place. This is the first step of developing the Parking Management Plan.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 5, 2006

Woodson noted the change; to delete "2900 square-foot" requested by Staff on Page 2, paragraph 2.

MOTION: Tefft, Johnson 2<sup>nd</sup> to approve the minutes as amended. Vote: 4-0

VII. PRESENTATIONS – None.

## VIII. ORAL COMMUNICATIONS

Keith Taylor, representing the Friends of the Library, announced the July 1, 2006 celebration at the Library.

Richard Sadowski, representing the Ocean Outfall Group, spoke about apparent illegal drainage along Del Mar Park and the Chevron fence line that ends up in an area of donated redwood trees.

Joey Racano, representing the Ocean Outfall Group, invited the public to attend the 1<sup>st</sup> Annual T.A.B. meeting on September 2nd to talk about the bay.

Marla Bruton, Ocean Outfall Group, spoke about the NPDES permit for the Chevron Marine Terminal.

## IX. FUTURE AGENDA ITEMS

### A. Identify Pedestrian Pathway Routes (Item from PWAB)

Prater announced that this item would be discussed at the next Planning Commission Meeting on July 3, 2006.

## X. PUBLIC HEARINGS

- A. Site Location: 3072 Main Street in the R-3/PD (SP) District. Applicant: Texaco Downstream Properties, Inc. Agent: Padre Associates, Inc. The applicant's have prepared a groundwater assessment work plan for implementation at the former Texaco sales terminal that require a Coastal Development Permit for the construction and monitoring of three groundwater monitoring wells at the project site. The work plan is in response to the California Regional Water Quality Control Board (RWQCB) request to monitor groundwater activities. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption Section 15303). Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater Senior Planner, 772-6261.

Prater presented the staff report highlighting the main points of the project and welcomed questions.

Woodson opened the Public Hearing and asked the representative for the project to address the Planning Commission. Eric Snelling of Padre Associates addressed the Commission and the following concerns:

- Why these wells are necessary and what has caused this to become necessary at this time.
- How often sampling will be done and the size of the hole that will be drilled.
- What would become of the wells after testing is complete.

Marla Bruton, Morro Bay resident spoke about the 301H waiver for the WWTP and noticing concerns about the NPDES permit for the Chevron Marine Terminal cleanup. Prater attempted to address her concerns and stated the NPDES permit for the Chevron Marine Terminal is under the purview of the County of San Luis Obispo.

Woodson called for a break at 6:35 pm and called the meeting back to order at 6:37 pm.

Prater addressed the concerns of the speaker and explained the site she is referring to, is in the County Limits and this item tonight is in the City limits.

Woodson again called for a break at 6:38 pm and called the meeting back to order at 6:39 pm. Seeing no further comments the Public Hearing was closed. During discussion all Commissioners spoke in favor of this project. Tefft noted from the staff report that this item was noticed as required.

MOTION: Ream, Johnson 2<sup>nd</sup> to approve the project as presented. VOTE: 4-0.

- B. Site Location: 1155 West Street in the R-2/PD (SP) District. Applicant: Travis Leage. The applicant is requesting a Conditional Use Permit and Coastal Development Permit to allow for the construction of a 3,126 square foot single-family residence and 664 square foot cabana. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption Section 15303). Staff Recommendation: Conditionally approve the project.  
Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

This item was continued to a future meeting due to Johnson and Woodson needing to step down from the project due to their proximity to the project and Chairperson McCandliss is not in attendance.

- C. Site Location: 1899 to 1911 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 7 residential units with 4 attached houses and 3 detached requiring a variance for interior setbacks between the attached units. In addition, two common area lots totaling approx. 3,600 sqft are proposed making this request a 9-lot subdivision. The total open space area equals 7,000 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.  
Staff Contact: Mike Prater Senior Planner, 772-6261.

Prater presented the staff report noting the main points and the second paragraph on page 4 under “Tentative Tract Map” should be deleted, as it does not apply to this project. The Commissioners questioned the following topics:

- Slope of the Open Space
- Access to the garage on adjoining parcel
- Drainage for water & sewer

Woodson opened the Public Hearing and asked the applicant to address the Commission. Greg Ravatt, Architect, presented a slide show highlighting the unique and positive attributes of the project. Questions and concerns addressed by Greg Ravatt were:

- Items in the project that qualify as “green”
- Orientation of the windows
- Responsibility of landscape maintenance
- Enforcement of the CC&Rs
- Visitor and handicap parking
- Clarification of ownership of lots A & B
- Solar panels; how they would be attached and the location
- Location of the retaining wall

John Bragg, Morro Bay resident, spoke in favor of the project, but expressed concerns about safety and drainage.

Nora Pena-Klenner, representing her mother Katherine Klenner, expressed her concerns about traffic and access to her lot and would like to ask that a traffic study be required prior to approval.

Woodson closed the Public Hearing and opened discussion amongst the Commissioners.

Tefft spoke generally in favor of the project noting he did not feel it was perfect, but it was much better than the other projects they have seen recently. He would like to see more real open space and doesn't like to see the driveway being considered open space.

Ream spoke in favor of the project but had concerns about how the project was going to affect the neighbors and would like to see those issues worked out before he would approve the project.

Johnson echoed Ream & Tefft's comments and had concerns about the driveway width, but is very impressed with the Green Building Standards that were applied to this project.

Woodson asked the applicant's Engineer to address the concerns of the surrounding neighbors. Christie Fry, Civil Engineer, spoke to the issues regarding access and drainage for Sunset Avenue.

Woodson spoke favorably about the project and felt the design is very close to what the Commission is looking for, but would like to see the second driveway issue for the northern neighbor addressed differently and would like to see curb, gutter and sidewalk down to the Shell Station.

MOTION: Johnson, Ream 2<sup>nd</sup> to approve the project as presented with a condition to eliminate the easement for the lower access for future development and a condition for full curb, gutter and sidewalk connecting to the project at the old Shell Station location. VOTE: 4-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Woodson adjourned the meeting at 8:16 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, July 3, 2006, at 6:00 p.m.

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Bill Woodson, Vice-Chairperson

ATTEST:

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Michael Prater  
Secretary