

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 5, 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 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

McCandliss led the pledge.

III. ROLL CALL

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

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported that at the May 27, 2006 meeting, City Council:

- Agreed to ask SLOCOG to delay changes to the Regional Transit routes
- Approved a contract with Carollo Engineers for the update of the Treatment Plant Facility Plan
- Approved the appeal of the parking variance at 420 Avalon
- Approved the Sewer Collection Master Plan
- Heard an update on the dog park situation

He said the Report on Creek Cleaning, including fees and amendments to the Master Fee Schedule, is on their June 12, 2006 agenda.

Ambo said staff recommends moving the Sub-Division Ordinance discussion to July 3. Grossman gave details of the 420 Avalon appeal and said staff didn't believe the action was setting a precedence. Ambo outlined the dog park permit process and said it is back with the proponents to see what the next steps will be.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on May 15, 2006

MOTION: Tefft, Ream 2nd to approve the minutes. Vote: 5-0.

VII. PRESENTATIONS

- A. Fire Chief Mike Pond – Sales Tax Initiative

Pond outlined the reasons the Initiative is needed and provided survey forms for public input. In response to a question by McCandliss, Ponds said the tax would probably extend for perpetuity and is expected to be on the November ballot. He explained the TOT tax would not generate in enough money, the current 7.25% tax is the lowest in California, and a 7.75% tax is planned. Ream and Woodson encouraged the public to make their concerns known and attend upcoming workshops.

VIII. ORAL COMMUNICATIONS:

Joe Wallack spoke against reducing the minimum standards for RV parks.

Ream encouraged people to purchase the new book from the Morro Bay Historical Society.

McCandliss reminded everyone to vote the following day.

IX. FUTURE AGENDA ITEMS

A. Identify Pedestrian Pathway Routes (Item from PWAB)

Prater said staff is targeting this item for the July 3, 2006 Planning Commission meeting.

X. PUBLIC HEARINGS

A. Site Location: 210 Atascadero in the C-VS (PD) District. Applicant: Cathy Novak. The applicant is requesting a Conditional Use Permit, and Coastal Development Permit to construct a 19 unit Recreational Vehicle Park. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Mitigated Negative Declaration). Staff Recommendation: Conditionally approve the project.

Grossman outlined the modifications made following the Commission's vote on May 15, 2006 to continue this item. Answering questions, Grossman clarified the State will review the project for ADA compliance; if or when the Flippo's building is redeveloped, it would come before the Commission; and how the number of RV spaces was determined.

McCandliss opened the Public Hearing. Cathy Novak, representing the applicant, made a presentation and requested the Commission consider the combined Concept and Precise Plans and made a decision at this meeting. Answering questions, she said the lift is being used to conserve space, the park will target smaller vehicles and that information will be conveyed through advertising.

Joe Wallick spoke against the project and requested an EIR be required.

McCandliss closed the Public Hearing and asked for Commissioner comments. Ream, Johnson and Tefft agreed their previous concerns had been addressed. Tefft said he would be more comfortable if there were a Condition restricting RV length. Woodson agreed with the restriction and said he was disappointed with the project design. McCandliss stated she was still against the project.

MOTION: Ream, Johnson 2nd to approve C-VS (PD) with the Exhibits A & B as presented by the Planning Department.

Woodson said he felt the length restriction was important. There was discussion for and against the restriction. Johnson called the question.

Prater clarified the Precise plan was being considered.

Vote: 2-3 (McCandliss, Tefft and Woodson opposed)

MOTION: Tefft, Woodson 2nd to approve the Conditional Use Permit and Coastal Development Permit subject to the Conditions and Findings of Exhibit A and including a Condition that the length of the vehicles using the facility will be restricted as determined by the applicant working with the City Engineer. Vote: 4-1 (McCandliss opposed)

B. Site Location: 2030 Main Street in the MCR/R-4 District. Applicant: Cencal Roofing. The applicant is requesting a Conditional Use Permit and Coastal Development Permit to allow for the demolition of the existing office and storage buildings, and the subsequent construction of two one-story warehouse buildings (3,775 and 2,380 square feet) and a two-story showroom and office (4,290 square feet). This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Mitigated Negative Declaration). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Woodson asked about control of flammable or combustible material storage. Grossman replied the Fire Department would Condition their requirements on the building plans. Woodson asked about undergrounding the utilities.

McCandliss opened the Public Hearing. Cathy Novak, representing the applicant, made a presentation and stated undergrounding the utilities would be difficult and costly. Gene Doughty, architect on the project made a visual presentation.

Answering concerns of McCandliss about the steepness of the Hill Street side of the property, Grossman said the City Engineer is working with the applicant.

Paul Choucalas, General Manager of the Cencal Roofing Division, commended the owners and said the building is meant to enhance Morro Bay.

McCandliss closed the Public Hearing and asked for Commissioner comments. There was consensus it was a good project. Woodson asked that the applicant try to add bushes to screen the parking spaces along Main Street.

MOTION: Tefft, McCandliss 2nd to conditionally approve UPO-099/CPO-146 by adopting the Findings included as Exhibit "A" subject to the Conditions included as Exhibit "B". Vote: 5-0.

McCandliss called a break at 7:45 p.m., then resumed the meeting at 7:55 p.m.

C. Site Location: 339B Quintana in the C-2 District. Applicant: David Benzo. The applicant is requesting a Conditional Use Permit and Coastal Development Permit to occupy an existing 500 square-foot building for retail sales of moving supplies and conduct business out of the 2nd hand store for the purposes of renting U-Haul truck and trailers. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 1 and Class 3). Staff Recommendation: Conditionally approve the project.

Prater highlighted the Staff Report. There was discussion about parking, logistics on the lot and signage concerns.

McCandliss opened the Public Hearing. Hearing no comments, she closed the Public Hearing and asked for Commissioner comments. Ream said his parking concerns had been taken care of. Tefft said he would like a Condition added prohibiting parking U-Hauls in the lower lot or on public streets.

MOTION: Tefft, Ream 2nd to conditionally approve UPO-113/CPO-171 subject to the Findings and Conditions in Exhibits A & B and including the Condition that no U-Haul vehicles shall be parked on public streets or in the lower parking lot on the property. Vote: 5-0.

D. Site Location: 1130 Scott Ave. in the C-2/PD District. Applicant: Dunes Valley View. The applicant is requesting a Conditional Use Permit, Coastal Development Permit, and Parking Exception to construct a new two story commercial and residential unit (3,132 square feet) the ground level will be commercial storage with a bathroom and closet totaling 1,320 sqft, and the second story will be a residential security unit (2 bedroom 2 bath apartment – 1,320 square feet). The Parking Exception will allow tandem parking for the residential unit and a handicapped space on-site in front of the first floor garage storage unit. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 3). Staff Recommendation: Deny the project.

Nancy Johnson stepped down because she lives within 300 feet of the property.

Prater presented the Staff Report. He clarified this applicant chose to provide the handicapped space while the other similar projects chose to pay in-lieu fees.

McCandliss opened the Public Hearing.

Jeff Edwards stated this was a classic example of an applicant not being treated fairly. He said it was virtually the same as others in the area and asked the Commission to consider the inequity and direct staff to re-evaluate the project. He listed additional items the applicant was willing to accept.

Rigmar Samuels and Paula Radke spoke in favor of the project. Kathy Phipps spoke against the project.

McCandliss closed the Public Hearing and asked for Commissioner comments. Commissioners were concerned about the parking and the concept that this area, which is zoned commercial, is being transformed to residential. McCandliss pointed out the other projects were approved under the previous Planning Commission and City Council.

MOTION: Tefft, McCandliss 2nd to deny UPO-111/CPO-161 and adopt the Findings included as Exhibit “A” and deny the Conditional Use & Coastal Development Permit with the added Finding that the lack of adequate setbacks of the parking space and the garage constitute a public safety hazard due to limitations and site lines of motorists egressing the facility. Vote: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

Prater explained some very old projects had been dropped from the list. He said although there is no time limit, after two years some documents need to be replaced.

Woodson asked about the public workshops connected to the Parking Management Plan. Prater replied City Council cut them back, but there would be some this summer.

Tefft asked if there had been any action by the Coastal Commission concerning the General Plan. Prater Replied a letter was received and staff is compiling the information requested.

XII. NEW BUSINESS - None

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 9:05 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 15, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Michael Prater
Secretary