

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, May 15, 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

Chairperson McCandliss called the meeting to order at 6:05 p.m.

II. PLEDGE OF ALLEGIANCE

Fire Chief Mike Pond led the pledge.

III. ROLL CALL

McCandliss asked for the record to show all Commissioners were present.
Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo highlighted the following planning items currently being reviewed by the City Council:

- Approved the Concept Plan for Estero Landing at 501 Embarcadero
- Adopted the Urban Water Management Plan
- Selected some goals from the Urban Environmental Accords for the Green Cities Declaration
- Received & filed the Staff Report on the development review process for residential projects in the North Main Street Area
- Appeal for 420 Avalon project will go before City Council on May 22, 2006
- Consideration of the Sewer Master Plan will go before City Council on May 22, 2006

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on May 1, 2006

MOTION: Tefft, Ream 2nd to accept the minutes as presented. VOTE: 5-0.

VII. PRESENTATIONS – None.

VIII. ORAL COMMUNICATIONS

Joe Wallic, spoke regarding minimum standards for Visitor-Serving Commercial District.

Gary Ream spoke about the book provided by the Morro Bay Historical Society that is available for sale.

IX. FUTURE AGENDA ITEMS

Woodson would like the Commission to evaluate the P.W.A.B. Pedestrian Plan and also review the annexation of Chevron/Texaco. Ambo explained the involvement the Planning Commission would have on these two items. During discussion the Commissioners agreed that the P.W.A.B. Pedestrian Plan would be an item they would like to review as a future agenda item.

X. PUBLIC HEARINGS

- A. Site Location: 590 Marina in the R-2 District. Applicant: Tom Kowalski. The applicant is requesting a Conditional Use Permit and Coastal Development Permit to allow for the demolition of an existing 344 square foot one-car garage, construction of a two-car garage and a 1,550 square foot addition to an existing nonconforming structure. This site is located outside the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15301, Class 1 and 15303, Class 3). Staff Recommendation: Conditionally approve the project. Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman reviewed the staff report noting the changes the applicant has made to address the Commissioners previous concerns. Tefft questioned the front setback for this house and whether it was the same as the surrounding houses. Woodson questioned the pedestrian path and if it is appropriate for this project and if the applicant would actually be required to add a sewer backwater valve. Grossman satisfactorily addressed all concerns.

McCandliss opened the Public Hearing. Seeing no comments, McCandliss brought the item back to the Commission for discussion. During discussion the Commissioners agreed their suggestions had been taken into consideration and applied to the new design.

MOTION: Ream, Johnson 2nd to approve project as presented. VOTE: 5-0.

- B. Site Location: 460 Bonita Street in the R-1/S.2 District. Applicant: Mike Pond, Fire Chief. The applicant is requesting a side yard setback reduction from 5' to approximately 1'-9" to allow for the demolition of an existing apparatus bay and construction of an adequately-sized replacement apparatus, appurtenant drainage and related improvements, with retention of the existing administrative/dormitory building for upgrade improvements to Fire Station 54. This site is located outside the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 3 and Class 1). Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater, Senior Planner, 772-6261.

Prater reviewed the staff report noting changes in design and the grant funds available. Woodson questioned the grant funds and their availability, also about under grounding of utilities and fencing.

McCandliss opened the Public Hearing asking the applicant to address the Commission. Fire Chief Mike Pond addressed the Commission speaking to the request for a variance. McCandliss questioned if the Fire Department operates differently when a firehouse is located in a primarily residential area. Pond addressed her concerns.

McCandliss closed the Public Hearing. During discussion the Commissioners were in favor of the project and were willing to grant the variance, but did suggest putting in as many noise barriers as possible.

MOTION: Ream, Johnson 2nd to approve the project as presented. VOTE: 5-0.

- C. Site Location: 555 Main Street in the C-1/R-4 District. Applicant: Mike Coss requests an amendment to the permit for the mixed-use portion of the project. The applicant wishes to exercise an additional concession allowed under Gov't Code 65915 (commonly referred to as S.B. 1818). This concession would alter the mix of commercial to residential uses to reduce the amount of commercial space to 2,190 sq ft from the approved amount of 3,113 sq ft while increasing the number of residential units from the approved 14 units to 16 units, an increase of two one-bedroom units. This site is located outside the Coastal Appeals Jurisdiction.
- Staff Recommendation: Conditionally Approve the Project.
- Staff Contact: Mike Prater, Senior Planner, 772-6261.

Prater reviewed the staff report noting the previous concessions and the government codes that applied to the request. The following topics were questioned by Commissioners and addressed by Staff:

- The new units being deeded as affordable
- Parking requirements
- Previous concessions
- Clarified "projected lease up time"

McCandliss opened the Public Hearing. Michael Coss addressed the Commission regarding the concession that he is asking for and the positive factors this change will have on the Community. Johnson asked for clarification on the number of parking spaces if they were brought up to standard size. Ream clarified the process this project has gone through to date and the projected lease up time. Woodson asked if any of the apartments are ADA designed. Tefft questioned the location of the commercial portion of the building and what direction Council gave. McCandliss asked the applicant to convince them why the financing is in jeopardy.

Norm MacTaggart, Morro Bay resident, spoke against the project and the change that is requested.

Roger Ewing, Morro Bay resident, spoke against this request for an amendment at this time.

George Garcia, architect for the applicant, addressed the Commission regarding the original intent of this project and his feeling that this amendment would bring the project back to it's original concept.

Seeing no further comments, McCandliss closed the Public Hearing.

McCandliss asked for clarification regarding the last sentence of the staff report. Prater clarified.

Woodson clarified the number of units allowed and what the client is asking to build.

Tefft asked for clarification of the density bonus and how the number was determined. Prater clarified.

Ream felt the commercial space would be difficult to rent and the one-bedroom apartments would be a benefit, but would like to see the Commission require one of them to be low-level affordability.

Woodson did not speak in favor of the project but felt this concession was reasonable. He also felt commercial property is very difficult to lease and likes the addition of the small apartments.

Tefft and Johnson spoke against the project and felt it is important to uphold the Council's decision.

McCandliss also felt it was important to uphold the Council's decision, but does understand how hard it is to lease commercial space and does feel the affordable sized units are very appealing.

MOTION: Woodson, McCandliss 2nd to allow the concession and approve the amendment as presented.

VOTE: 3-2 to deny. (Johnson, Ream and Tefft opposed).

McCandliss called for a break at 7:53 p.m. and resumed the meeting at 8:10 p.m.

- D. Site Location: 210 Atascadero in the C-VS (PD) District. Applicant: Cathy Novak. The applicant is requesting a Lot Line Adjustment, Conditional Use Permit, and Coastal Development Permit to consolidate four legal lots into two new parcels and subsequently construct a 19 unit Recreational Vehicle Park. This site is located within the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Mitigated Negative Declaration).
Staff Recommendation: Conditionally approve the project.
Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman presented the staff report. Johnson questioned if this was the same group that did the project across the street and how would the modular building compare to the City's modular building. Ream questioned the number of trips in and out per day. McCandliss asked for clarification on the type of vehicle allowed. Tefft asked how the length of stay is monitored. Woodson asked if this project will be required to have an ADA designed space and if the project will conform to the 10 ft. setback. Tefft asked if there is something that would prevent the applicant from selling the property and a new owner developing the Flippos's building from being developed. Grossman and Prater addressed their concerns.

McCandliss opened the public hearing. Cathy Novak, agent for the applicant, addressed the Commission giving an overview of the project and asking for the project to be continued to the next Planning Commission meeting with suggested changes from the Commission.

Woodson clarified the proposed change presented tonight and the location of the fire hydrant. McCandliss asked for clarification on the Park Street side yard setback. Ream clarified if the applicant is still asking for a lot line adjustment. Johnson asked if the residence currently has parking and what their options for approval were tonight. Tefft asked for clarification on the intent of the Flippos building.

Joe Wallic spoke against the project, noting violations he feels are occurring at the Park across the street.

McCandliss closed the Public Hearing and brought the discussion back to the Commission. During discussion the concerns that were addressed were:

- Flippos building being deed restricted to a very limited use
- Type of modular buildings used for the restrooms and office buildings
- Bringing the existing studio up to code
- "No Parking" signs on Park Street
- Clarification on the lot line adjustment
- ADA requirements for this project

MOTION: McCandliss, Woodson 2nd to continue the project. VOTE: 4-1 (opposed McCandliss)

- E. Subdivision Ordinance Update: The Planning Commission will continue its public hearing on the Subdivision Ordinance Update. The topics will include continued review of Chapters 10, 11, & 12 Compact In-Fill Developments, Conservation Subdivisions, and Condominiums. (These three types are currently classified under Community Housing Project regulations Title 17) (Recommended CEQA Determination: Negative Declaration).
Staff Recommendation: Review the final Chapters 10, 11, & 12 of the Subdivision Ordinance.
Staff Contact: Mike Prater, Senior Planner, 772-6261

Prater highlighted how staff would like to address this item tonight. Tefft reviewed his “Comments and Suggestions” highlighting his main concerns. During discussion the Commissioners relatively agreed they would like staff to take Tefft’s document and rewrite Chapter 10 of the Subdivision Ordinance.

Prater suggested that the Commission adopt the document excluding chapter 10 and present that chapter as an amendment at later date.

During review of Chapter 12 the following language changes were suggested:

- Pg. 50 and 52 change language to read “up to code”

MOTION: Johnson, McCandliss 2nd to approve chapter 12 with the proposed language changes on page 50 and 52. VOTE: 5-0.

MOTION: McCandliss, Johnson to 2nd to allow the staff to submit the Subdivision Ordinance as approved to this point to the City Council for approval withholding Chapters 10 and 11 for consideration at the June 19, 2006 Planning Commission Meeting. VOTE: 5-0.

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

McCandliss adjourned the meeting at 10:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 5, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Michael Prater
Secretary