

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 1, 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-Chairman Woodson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Assistant Planner Rachel Grossman led the pledge.

III. ROLL CALL

Woodson stated Chairperson Sarah McCandliss was absent.
Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Johnson, Tefft 2nd to accept the agenda. Vote: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo stated at the April 24, 2006 meeting, City Council:

- Agreed to a 6-month Exclusive Negotiating Agreement for the Market/Embarcadero property
- Voted to go out to bid on the Harborwalk project and send a letter to the Coastal Commission stating the City's concerns with complying with the parking requirements and the misinterpretation of some designated areas as environmental sensitive habitat

Ambo said the May 8, 2006 City Council meeting agenda includes:

- Public Hearing on Approval of a Concept Plan for Estero Landing at 501 Embarcadero
- Consideration of Adoption of the Urban Water Management Plan
- Consideration of Board and Commission Recommendations on Green Cities Declaration/Urban Environmental Accords
- Staff response to further development restrictions on the North Main Street area

Ambo said the initial proposal for the Market/Embarcadero property includes 100 condominium/hotel units, 175 parking spaces and approximately 10,000 square feet of conference space. He explained these are only talking points, there are no formal plans at this stage.

Woodson asked about the status of the Harbor View/Coastal Commission lawsuit. Ambo replied he would ask the City Attorney and report back to the Commission.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on April 17, 2006

MOTION: Ream, Johnson 2nd to approve the minutes. Vote: 4-0.

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS:

Woodson reminded everyone the Crusin' Morro Bay Car Show is May 4-7. He commended the City on the first bulb-out at Surf and Main.

Lynda Merrill announced a District 2 Supervisor Forum on May 10.

IX. FUTURE AGENDA ITEMS

There was Commission consensus to schedule an informal discussion on Pedestrian Orientated Street Design.

X. PUBLIC HEARINGS

A. Site Location: 420 Avalon in the R-1/S.2 District. Applicant: Mark Burnes. The applicant is requesting a variance to allow two uncovered parking spaces in the front yard setback. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15301, Class 1). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Commissioners discussed how the Market Rate Affordable figure was determined.

Woodson opened the Public Hearing.

Applicant Mark Burnes said he was willing to deed restrict the units, as long as he could rebuild a multi-unit property if the existing complex was destroyed. He explained that the market drives Market Rate Affordability, while the government determines Affordability. Burns said he was going to reduce the size of the new home proposed at 410 Avalon to keep it below a \$700,000 assessment.

Tefft questioned the 20-foot, rather than 18-foot parking area. Johnson mentioned a letter Commissioners received from three neighbors opposing the project.

Owen Bailey, who lives on the same street, spoke against the project.

Woodson closed the Public Hearing.

Commissioners discussed their concerns about the Market Rate Affordable figure, deed restriction, parking area width and surface material.

Prater suggested changing the wording to “Market Rate at the Lower End.”

Woodson clarified a 2-2 vote would be a technical denial of the project.

MOTION: Tefft, Ream 2nd to approve ADO-021 by adopting the Findings included as Exhibit “B” and approve the variance subject to the Conditions included as Exhibit C and the site development plans dated April 11, 2006.

AMENDED MOTION: Tefft, Ream 2nd to include the discussion regarding the deed restriction and material of the driveway. Vote: 2-2 (Johnson and Woodson opposed)

- B. Site Location: Site Location 2778 Indigo Circle in the CRR/GC/PD District. Applicant: Kerrigan Mahan. A request for a Conditional Use Permit and Coastal Development Permit for the construction of a 2,809 square foot residence with an 498 square foot attached garage, and an attached 437 square foot cabana. This site is located inside of the Coastal Commission’s Appeal Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15393, Class 3). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. She said there was an error in the height calculation on the plans, but the house will not exceed the limitations. Grossman said the solar panels also would be below the height limit.

Ream questioned the square footage calculations of the footprint. Grossman said the total was well below the allowable lot coverage.

Woodson clarified the City was not enforcing the Cloisters CC&Rs. He opened the Public Hearing.

Architect Heidi Gibson said the room dimensions were interior usable space, and reconfirmed the solar panels are below the height limit.

Woodson closed the Public Hearing.

There was consensus it was a good project. Woodson recommended temporary fencing during construction.

MOTION: Tefft, Johnson 2nd to conditionally approve UPO-109/CPO-158 by adopting the Findings included as Exhibit “A”, subject to the Conditions included as Exhibit “B” and the site development plans dated March 14, 2006. Vote: 4-0.

- C. Site Location: 1290 Embarcadero in the M-2/PD/I District. Applicant: Barbara Engel. The applicant is requesting approval of a Coastal Development Permit to remove 5 modular buildings and miscellaneous materials by dismantling the buildings on-site and hauling away the debris. This site is located inside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 1). Staff Recommendation: Conditionally approve the project.

Prater presented the Staff Report.

Woodson opened the Public Hearing.

Barbara Engel, representing Duke Energy, explained the modular units to be demolished were no longer needed and damaged. Woodson clarified there were no issues related to asbestos or excavation.

Woodson closed the Public Hearing.

MOTION: Johnson, Tefft 2nd to conditionally approve CPO-169 by adopting the Findings included as Exhibit "A" and the Conditions included as Exhibit B. Vote: 4-0.

Woodson called a break at 7:30 p.m. and reconvened the meeting at 7:37 p.m.

- D. Subdivision Ordinance Update: The Planning Commission will hold its last public hearing on the Subdivision Ordinance Update. The topics will include an evaluation of lot widths and depths and discussions related to Community Housing Projects. The purpose is to develop three distinct sets of regulations for Compact In-Fill Developments, Conservation Subdivisions, and Condominiums recognizing the difference between them. (These three types are currently classified under Community Housing Project regulations Title 17) (Recommended CEQA Determination: A Negative Declaration has been prepared). Staff Recommendation: Adopt Resolution 01-06 forwarding the recommendation and review of the Subdivision Ordinance to City Council.

Prater summarized the work accomplished at the previous meetings. He said lot depth and width, and Chapters 10, 11 and 12 were scheduled to be discussed at this meeting.

Woodson opened the Public Hearing.

Jim Maul spoke in favor of higher density.

Brent Knowles agreed with Maul and said the proposed sizes don't mesh with the lot inventory.

Wayne Adams stated he agreed with Knowles' comments and asked that any vote be continued until all the Planning Commissioners were present. Woodson replied that the Planning Commission would be making a recommendation to the City Council, and citizens would have additional opportunities to make comments.

Woodson closed the Public Hearing.

Following discussion about lot depth to width ratio, Commissioners Johnson, Ream and Woodson agreed with the staff recommendation.

Prater clarified the difference between Compact In-Fill Developments, where the open space is for the residents within the development, and Conservation Subdivisions, where the open space is also for the general public.

Prater noted the Commissioners' wording changes to Chapter 10. There was lengthy discussion about size of affordable lots and units. Commissioners agreed they favored smaller homes on smaller lots. Woodson asked that the minutes reflect that he was interested in including some kind of equity growth. Ambo explained the Subdivision Ordinance wasn't the correct tool to address housing programs; those are covered in the Housing Element.

At 16-10.0003 (4) Woodson suggested there be no restrictions on lot size. Prater said staff set the restriction because City Council was concerned about lots getting smaller and smaller.

Ambo stated Tefft was reading from a document and asked that it be identified for the record. Tefft replied it was his written comments. Ambo said for the benefit of the public, Tefft delivered the 14-page document to staff late Friday afternoon, staff hadn't had an opportunity to review the information and weren't prepared to discuss it. He said it was important everyone understand the information was from only one person and had not been available for the public to review.

Ambo recommended the Commission permit staff to cover the material already distributed to the public. Prater said staff took their guidance from City Council and the current discussion was taking a very different direction than staff's recommendation.

Following further discussion, Commissioners agreed to postpone discussion to another meeting. Woodson outlined what he wanted staff to look at in regard to the remaining chapters.

XI. OLD BUSINESS - None

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

Bill Woodson, Vice-Chairperson

ATTEST:

Michael Prater
Secretary