

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, March 6, 2006

Vice-Chair Bill Woodson Commissioner Nancy Johnson	Chairperson Sarah McCandliss Commissioner Gary Ream 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

Johnson led the pledge.

III. ROLL CALL

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

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo stated City Council amended the annual water report section of the Municipal Code so it no longer requires coming before the Planning Commission. He said at the March 13 meeting, City Council would consider a resolution of Interpretation of Open Space and may decide to extend or end the moratorium on Community Housing Projects. Ambo said Council would also have a discussion of development impact fees and receive a report from the City Attorney on the legal issues and potential implications for developing a View Protection Ordinance, and there will also be a report on the City's compliance with the Green Accords.

At the March 20th Planning Commission meeting, Ambo said staff will present the first cut at the Subdivision Ordinance regulations. McCandliss requested that information be distributed to the Commissioners as soon as possible.

Responding to a question from Woodson on the proposed Water Management Plan, Ambo said the building permit limitations are still in place, only the hearing process has changed.

Woodson asked the schedule for the Parking Management Plan. Ambo said interviews would be held in April and the contract awarded in April or May. The consultant's report is expected in Fall 2006.

McCandliss announced the California Coastal Commission hearing on the Harborwalk is March 8 at 2 p.m. in Monterey. Ambo said the Coastal Commission Conditions would put the project over budget and said support at the hearing would be welcome. McCandliss said four Planning Commissions were planning to attend. Ream requested an email address for the Coastal Commission. Ambo replied people could get it by calling the Public Services Office.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on February 21, 2006

McCandliss asked on page 2, her comment read, “McCandliss clarified the location of the house on the lot and asked why this project had to come before the Commission.” On page 3, she asked that a sentence be revised to confirm the proposed filtration system will be an improvement from what is currently provided.”

Tefft asked on page 3, the sentence be revised to read, “Tefft suggested that the use of a hipped roof on the waterfront side, similar to the design on the east side, could improve the view shed even further.”

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

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

Prater stated the applicant has appealed the Commission denial of tandem parking at 420 Avalon. He said the item is expected to be on the City Council agenda at the first meeting in April.

IX. FUTURE AGENDA ITEMS

Tefft stated he would like the Commission to address Street Standards and Designs. Following discussion, it was decided City Engineer Frank Cunningham would be asked to make a presentation at an upcoming meeting.

X. PUBLIC HEARINGS

A. Site Location: 339 Quintana Road in the C-2 District. Applicant: Mark Theis. The applicant is requesting a Conditional Use Permit to occupy an existing 2,496 square-foot building and 1,000 square foot of outdoor storage area. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15301, Class 1 & 15303, Class 3). Staff Recommendation: Conditionally approve the project.

Prater presented the staff report. Woodson established the applicant leased the property and asked if the owner had concerns about any Conditions the Commission placed on the project. Prater replied the owner had been notified and didn't express any concerns. Woodson questioned the Fire Department statement that the site appears to be challenged to provide the required 20 feet of unobstructed access. Prater replied it was a goal, but not a Condition.

There was discussion about the access, parking and landscaping.

McCandliss opened the Public Hearing.

Applicant Mark (Mick) Theis explained his project, saying there was plenty of parking in the back, he was upgrading the building, the business would bring jobs and wouldn't impact the environment.

Johnson clarified they would not be making glass, there were no toxicity issues and a maximum of six employees. Ream clarified the storage area was for finished products and the racks would not exceed 7 ½ feet in height. Tefft clarified the height of the company trucks. There was discussion on the screening and landscaping.

McCandliss closed the Public Hearing and asked for Commissioner comments.

Woodson said he supported the project, didn't have visual concerns, but felt the 15-foot driveway should be painted red and enforced. Tefft agreed about the visual impact, liked the idea of slats in the fence and had concerns about the parking.

Ream favored parallel parking in front and said fence slats don't last and can look unsightly after two or three years. Johnson had parking concerns and suggested a red curb and signage. McCandliss generally agreed, favored fence slats, parking that allowed a 20-foot fire lane and a red curb.

MOTION: Woodson, McCandliss 2nd to approve project APN 068-173-054 as staff recommended to approve the conditional use permit subject to the Findings and Conditions included as Exhibits A & B and direct staff to work with the Fire Department to come up with the best access solution they deem appropriate.

Tefft said he thought Condition 8 should be modified. Johnson agreed.

Woodson called the question. Vote: 1-4 (Johnson, Ream, Tefft and McCandliss opposed)

MOTION: Tefft, Johnson 2nd to conditionally approve UPO-104 subject to the Findings and Conditions included as Exhibits A & B and site development plans dated March 29, 2001, with the exception that Condition 8 be modified to read, "The outdoor storage area shall be screened by means of slated chain link fence or equivalent screening material and kept neat and orderly at all times" and the second sentence to be deleted.

Woodson asked that the fire condition be added.

AMENDED MOTION: Tefft, Johnson 2nd to modify Condition 9 to say, "Staff and the applicant will work with the Fire Chief to provide the optimal fire accessibility surrounding the project."

Vote: 5-0.

McCandliss called a break at 7:17 p.m. and resumed the meeting at 7:30 p.m.

B. Site Location: 590 Marina in the R-2 District. Applicant: Tom Kowalski. The applicant is requesting a Conditional Use Permit to allow for a 1,256 square foot addition to an existing nonconforming structure, and a Parking Exception to allow for the construction of a tandem garage. 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. She added that Commissioner Tefft pointed out to her prior to the meeting that attaching the garage creates two new non-comforming setbacks and would require the applicant to come back for a variance. Grossman said she was unable to support a parking exception and showed possible design alternatives. Woodson confirmed the Commission could not require curbs, gutter and sidewalks.

Ream asked about the Findings for not allowing the tandem parking. Grossman replied staff must make three Findings and read the criteria used for parking exceptions. There was discussion on design alternatives.

McCandliss opened the Public Hearing.

Agent Tom Kowalski stated he was shocked to learn five minutes before the meeting that staff was not supporting the tandem parking. He said at least half of the other homes in the area have one-car garages.

McCandliss suggested calling a break for staff to clarify the information to the applicant. Grossman replied she had contacted the agent the previous Wednesday to say the Staff Report was available and staff was not recommending a two-car tandem garage.

McCandliss called a break at 7:50 p.m., then resumed the meeting at 7:55 p.m.

Owner Gena Pavacich stated there had been miscommunication. She said she and her husband are avid gardeners and adding a second garage would take up a great deal of the lot, which they plan to use for a garden. She said they wanted to attach the existing garage to the house.

McCandliss closed the Public Hearing and asked for Commissioner comments. She suggested continuing the item so the applicant could rethink the project.

Tefft said the project was not consistent with the changing neighborhood and you can't enlarge a house without having a second garage. He suggested the Commission give guidelines and said his main concerns were maintaining the setbacks and eliminating the tandem parking.

Ream said he would support the tandem garage. Woodson said he would not support it. He said a similar design was denied and has been appealed to the City Council. Johnson said she would be willing to support the tandem garage as long as only one family occupied the home.

MOTION: Woodson, Ream 2nd to continue UPO-100 to a near future meeting to address the issues brought up by the Commission at this meeting. Vote: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

Woodson noted Item 2 needed to be updated to reflect the project was denied. He asked the status of the Galley project. Prater replied it was about to be issued. Tefft asked about the Updated NPDES Storm Water Mitigation Plan due date. Prater replied that was when it needed to be submitted to the Regional Board.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 8:22 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 20, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Secretary
Michael Prater