

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
Tuesday, February 21, 2006

Chairperson Sarah McCandliss
Commissioner Nancy Johnson

Vice-Chair Bill Woodson
Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Woodson led the pledge.

III. ROLL CALL

McCandliss asked that the record reflect all Commissioners were present.

Staff Present: Michael Prater, Rachel Grossman and Kimberly Peeples.

IV. ACCEPTANCE OF AGENDA

MOTION: Woodson, Tefft 2nd to accept the Agenda as presented. VOTE: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on February 6, 2006

Tefft asked that on page 2 under item 3 that the words “and no smaller lots” be deleted from his comments under Interim Actions. The sentence should only read, “Commissioner Tefft favored a moratorium.”

Woodson asked that the Motion for item XIV-B be revised to read, “amend Condition 10 to read not to exceed 25 feet and adopt the Findings included as Exhibit “A”.”

Woodson requested that on page 5 under the Motion for item XIV-C that comments be added about acceptable UHF levels that apparently exceeded FHA requirements on the roof and the applicant's assurance that acceptable levels had been met. Prater replied that Staff could add that into the discussion in the section prior to the Motion and asked if he had specific wording to be used. Woodson said he did not as long as it is referenced.

MOTION: Johnson, Tefft 2nd to approve the minutes as corrected. VOTE: 4-0.

VII. PRESENTATIONS- None.

VIII. ORAL COMMUNICATIONS

Johnson as a representative of the Citizens Bike Committee announced the arrival of the bicyclists “Tour of California” that will be coming thru town on Thursday, February 23, 2006.

Tefft announced the recommendations of the Coastal Commission regarding the proposed Harborwalk project. He asked the residents of Morro Bay to write to the Commission asking that the Dunes restoration that they are requiring be reduced, as the Commission's current recommendations would likely put the project out of the affordable range for the City.

IX. FUTURE AGENDA ITEMS – None.

X. PUBLIC HEARINGS

- A. Site Location: 420 Avalon in the R-1/S.2 District. Applicant: Mark Burns. The applicant is requesting a parking exception to allow uncovered tandem parking at a site where side-by-side uncovered parking currently exists. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15301, Class 1).
Staff Recommendation: Conditionally approve the project.
Staff Contact: Rachel Grossman, Assistant Planner.

Grossman presented the staff report reviewing the history of the site, noting the City Codes that apply to this project and which ones staff used to base their recommendation.

McCandliss clarified the location of the house on the lot and asked why this project had to come before the Commission.

Tefft questioned the use of wheel tracks instead of traditional paving products. Grossman said the use of wheel tracks would be more permeable and would reduce the amount runoff, noting the client is open to the type of product used.

McCandliss opened the Public Hearing asking the applicant to come forward to speak to the Commission.

The applicant Mark Burns addressed the Commission noting that they are open to different options for the paving. Tefft asked if any other situations were considered and why tandem parking became the preferred alternative. Mark Burns said they researched all possible options and due to the constraints of the lot size and the City's ordinance prohibits parking in the front setback.

Roger Ewing spoke against tandem parking and this project, he felt the Commission would be setting a precedent if this project were approved, pointing out the previous denials by the Council and the Commission.

Seeing no further comments, McCandliss closed the Public Hearing.

Tefft was not in favor of the tandem parking in this case due to its use by multiple families and felt the project presented a possible option that could ask for a parking exception in the front yard setback.

Woodson was not in favor of the tandem parking as presented, but would be in favor of the idea Tefft presented.

Johnson spoke against the idea of tandem parking for this project and was not in favor of the idea Tefft presented, because the parking would then be in the front yard and did not feel that was the direction the City should go.

McCandliss spoke in favor of the tandem parking for this project due to the unique situation this house sits on this lot.

MOTION: Woodson, Johnson 2nd to deny the project as presented. VOTE: 3-1. (McCandliss opposed)

McCandliss called for a short break and called the meeting back to order at 7:07 p.m.

- B. Site Location: 501 Embarcadero in the WF/PD/S.4 District. Applicant: Ken Scott. The applicant requests a Conditional Use Permit to demolish the existing Estero Landing office and construct a mixed-use project with the first floor as retail commercial comprising of five lease spaces ranging from 360 to 720 square feet, with the ability to combine two or more lease spaces to create a large area if needed. The second floor would consist of six lodging units approx. 2,000 square feet. The applicant is requesting flexibility in height because significant public benefit would be provided. The project would provide four parking spaces for the lodging units on-site and three offsite across the street. The applicant is granted four in-lieu spaces from previous payments for the retail spaces. This site is located inside of the Coastal Original Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been Prepared).
Staff Recommendation: Conditionally Approve the Project.
Staff Contact: Mike Prater, Senior Planner.

Prater presented the staff report highlighting the public benefits being offered to offset the requested height exception and the changes the Commission had requested when this project was first presented.

Woodson asked if ADA parking has been addressed and why the wood platform was something the applicant wants to keep. Prater said the ADA parking has been addressed and will be required and the applicant can address why they want to keep the wood platform.

Tefft inquired about the slope from the sidewalk to the wood platform and safety railing requirements.

McCandliss inquired about drainage from the parking lot and confirmed that the proposed filtration system will be an improvement from what is currently provided.

McCandliss opened the Public Hearing asking the applicant to address the Commission. Al Hoyt representing the applicant addressed the Commission and presented a more up-to-date rendering of the project that included signage. He felt the redesign that is being presented incorporates many of the suggested changes from the last time this project was presented to the Commission.

Woodson asked if there would be a way to incorporate some railings and keep the platform public. Ken Scott addressed the Commission explaining that a working dock cannot have a railing, due to the situations that occur during business on the dock.

Roger Ewing spoke in favor of the project.

Seeing no further comments, McCandliss closed the Public Hearing.

During discussion all of the Commissioners spoke in favor of the project and noted how pleased they all were that the applicant addressed all of their previous concerns.

Tefft suggested that the use of a hipped roof on the other end similar to the front side could possibly improve the view shed even further. He also recommended a different type of paving be used in the pedestrian area.

MOTION: Tefft, Woodson 2nd to approve the project as presented. Vote: 4-0.

- C. Site Location: 585 Morro Avenue in the R-2/PD District. Applicant: Jeff Edwards requests an amendment to the permit for the Vista Incantato subdivision. The applicant wishes the City to reconsider condition number #50 that requires a pathway and viewing platform in exchange for connecting the projects sidewalk to an off-site sidewalk. This site is located in the Coastal Commission's Appeal Jurisdiction.
Staff Recommendation: Consider the request and weight all options and decide the best solution for the project and community. Staff Contact: Mike Prater, Senior Planner.

Prater presented the staff report giving a brief background of the project.

Johnson asked the type of tree in the pathway and it was clarified that it is a Cedar tree about 5 years of age.

McCandliss was exasperated that this project was back in front of the Commission again since so much effort went into this project with the previous applicant and staff, specifically regarding the viewing platform. She also clarified which areas are being considered open space and asked Prater to review the proposed sidewalk.

Woodson confirmed that all open space would remain the same and no fences would be allowed.

McCandliss opened the Public Hearing asking the applicant to address the Commission. The applicant Jeff Edwards addressed the Commission and explained that he felt the money that would have been spent on the platform would provide a greater public benefit as frontage improvements. He also noted that the utility pole in the path that needs to be removed has the opportunity to be under grounded and he also noted his willingness to make concessions for the tree that needs to be either relocated or additional trees as needed.

Sioux Strebin spoke against the project specifically noting her concern with the sidewalk that would run along the backside of her property.

Shirley White spoke against the project specifically noting that she would like to see the sidewalk straighten out.

Roger Ewing spoke against making this change and felt the time and effort that was put into the requirements previously should not be taken lightly. He felt the under grounding of utilities is an appealing public improvement, but felt the sidewalk should go both North and South and the sidewalk should not go behind the tree.

Jeff Edwards expressed his willingness to straighten the sidewalk and replace the existing tree with 2 trees, but would not be willing to extend the sidewalk to Driftwood as suggested by Roger Ewing.

Seeing no further comments, McCandliss closed the Public Hearing.

During discussion the majority of the Commission was in agreement that the proposed improvements are appealing and also asked for the following improvements to be included in the conditions:

- Underground power pole at Marina to residence at no cost to the property owner
- Sidewalk to be in a straight line configuration
- ADA ramp at the southwest corner of Marina Street and Morro Avenue
- Provide a Class II Bikeway
- Preference for a Bulb-Out not to interfere with Bikeway
- Suggested a 2:1 replacement ratio if tree removal was necessary for the sidewalk

Prater made the Commission aware that the Bulb-Out and it's location would be at the discretion of the City Engineer and if the tree is a City tree and removal was necessary it would have to come back for another public hearing.

MOTION: Woodson, Johnson 2nd to approve the project with the suggested improvements.
Vote: 3-1(McCandliss opposed)

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. 1195 Monterey; Duplex
2. 3118 Main; New commercial use in existing building

Tefft inquired about Common Open Space Requirements on the Advanced Planning Work Program and the indication that it will be coming back for review by the Commission. Prater said his understanding is that Council has directed staff to help develop an interpretation of the ordinance, not changing it. That interpretation will be brought to the Commission for review before it is taken back to the Council.

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 8:44 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 6, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Secretary
Michael Prater