

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 15, 2009

Vice-Chairperson Bill Woodson
Commissioner Gerald Luhr

Chairperson Nancy Johnson

Bruce Ambo Secretary

Commissioner Michael Lucas
Commissioner John Diodati

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Cathy Novak led the Pledge of Allegiance.

III ROLL CALL

All Commissioners are present.

Staff Present: Kathleen Wold, Aileen Nygaard, and Kay Miller.

IV. ACCEPTANCE OF AGENDA

Accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

The Director's Report will be presented at the next Planning Commission Meeting on July 6th, 2009

VI. PUBLIC COMMENT - None

Woodson reminded the community about the Water Fest at the Rock on June 20, 2009

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 1, 09.

MOTION: Lucas/Woodson 2nd to approve minutes with corrections (typos). VOTE: 5-0

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

A. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.

B. Gates on the Embarcadero Harbor walk.

X. PUBLIC HEARINGS

A. Continued from June 1, 2009.

Site Location: 1305 Teresa Drive

Applicant: New Life Trust, Robert Zinngrabe

Request: Consideration of a Vesting Tentative Subdivision Map SOO-062/ Conditional Use (Precise Plan) Permit UPO-138/Coastal Development Permit CPO-207, for a custom

residential 10-lot conservation subdivision and open space easement on 4.75 acres at 1305 Teresa Drive.

CEQA Determination: Adopted Mitigated Negative Declaration

Staff Recommendation: Conditionally approve the Precise Plan Conditional Use Permit, Coastal Development Permit, and Vesting Tentative Tract Map

Staff Contact: Aileen Nygaard, Associate Planner, 772-6211

Nygaard presented the staff report.

Johnson asked if there were any questions for staff.

- Wold clarified as a condition of approval, the applicant may choose a Professional Architectural Firm and CC&Rs are a condition of approval.
- Nygaard stated the applicant made changes to the design manual and a summary of the changes are in the applicant's submittal.
- Nygaard clarified an open space easement, per the Conservation Subdivision Ordinance, will be recorded on the final map and grading will not occur outside the building envelope with the exception of grading required for entry drives.
- Nygaard stated the Design Manual addresses building height, colors and materials to be used on exterior of buildings and habitat sensitivity.
- Wold explained the environmental mitigation have already been approved by City Council.
- Wold agreed with Commission the language in the design manual could be better.

Johnson opened Public Hearing

- Cathy Novak, representative for the applicant, asked for clarification on condition #1 regarding landscaping, discussed easement conditions and reiterated points staff had addressed previously.

Seeing no further comments, Johnson closed Public Hearing.

Commissioners asked the applicant some questions:

- Lucas asked about 2nd units as separate structures versus second structures within the home and Kim Hatch, the architect with Pults and Associates, responded they are trying to minimize the impact on grading by confining area to a single footprint.
- Novak responded to Lucas's concerns about the design manual regarding size, bulk, flat roofs, and green building and the need for it to be consistent with the CC&Rs.
- Novak stated typos in the design manual will be corrected and the intent of the design manual is to be compatible as technology changes.

Commission discussed landscape, CC&Rs, exclusion of waiver, sewer and lift station 3.

MOTION: Woodson/Lucas 2nd, to accept the project with the following conditions:

1. The final *tract* landscape plans shall be submitted for approval by the Planning Department and shall meet compliance with the approved Concept Plan. *Tract* landscape improvements *along Teresa Drive frontage of Lots 1 and 10, including the detention basin, graded slopes and project screening, shall be installed with tract improvements. Tract landscape improvements along the cul-de-sac shall be installed prior to final occupancy on each lot.* Maintenance and replacement of dead plant material shall be included in the CC&Rs.
2. The CC&Rs shall include:
 - A. Requirements for formation of a Design Review Committee shall include an outside architectural firm for the review process.

- B. The document shall include specifics on the Conservation Open Space maintenance tasks, schedule, and responsible parties.
- C. The document shall incorporate the environmental mitigations approved by the City Council on April 13, 2009.
- D. The document shall contain a process for transferring the building envelope area in excess of 6,600 square feet into the conservation open space easement.
- E. Designate a definitive muted color palette within the CC&Rs and Design Manual utilizing the Munsell book of colors to designate a range of hues, values, and chromas for project structures.

VOTE: 5-0

- B. Site Location:** 895 Napa, Suite B-5
Applicant: Kimberly Ramsay
Request: Conditional Use Permit for change of use in G-O zone from office use to a full service salon.
Recommended CEQA Determination: Categorically Exempt, Class 3, section 15303
Staff Recommendation: Conditionally approve
Staff Contact: Aileen Nygaard, Associate Planner, 772-6211

Nygaard presented the staff report.

Johnson asked if there were any questions for staff.

Lucas asked if there would be changes regarding parking, Nygaard replied no.

Luhr asked about temporary wiring, and Nygaard stated a building permit is required and the fire department will inspect prior to issuing a building permit.

Woodson stated he was concerned about the building being ADA compliant and said he visited the building and there is an elevator in working condition.

Kimberly Ramsey, the applicant, introduced her salon and said the salon will be using environmentally friendly products and will be networking to do better things for the environment. Ramsey stated the wiring is not temporary and is ready to be inspected.

Seeing no further comment, Johnson closed the Public Hearing.

Commissioners had no questions for the applicant.

MOTION: Luhr/Diodati 2nd to approve the project as presented.

VOTE: 5-0

XI. OLD BUSINESS

A. Current Planning Processing List and Advanced Planning Work Program

Woodson questioned if Gafco and the Held project on the Embarcadero were approved by the Coastal Commission and Nygaard confirmed that it was.

Woodson wanted to know what is the “Strategic Plan for Managing the Greening Process” and Wold explained the Public Services Department has compiled a management plan to show the Planning Commission what each division is doing relating to green.

Woodson asked what is AB811? Johnson stated it is part of the Housing Element and Luhr said Assembly Bill 811 is a method for an assessment district to be set up and individual property owners can use municipal bonds to retrofit and upgrade their property. The property owners pay back the money in a 20 or 30 year period and an assessment lien is placed on the property.

Luhr wanted clarification regarding what time is the Redevelopment Workshop on Wednesday? Wold responded the correct time is 4:00 p.m.

XII. NEW BUSINESS

A. None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:45 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, July 6, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary