

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

AGENDA ITEM NO: _____
DATE: _____
ACTION: _____

(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, August 17, 2009

Chairperson Nancy Johnson
Vice-Chairperson-vacant
Commissioner Gerald Luhr

Bruce Ambo, Secretary

Commissioner Michael Lucas
Commissioner John Diodati

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Michael Lucas led the Pledge of Allegiance.

III ROLL CALL

Chair Johnson asked that the record show Commissioners Woodson (who recently resigned) and Diodati absent.

Staff Present: Bruce Ambo, Kathleen Wold and Christine Rogers.

IV. ACCEPTANCE OF AGENDA

MOTION: Lucas, Luhr 2nd to accept the Agenda. VOTE: 3-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 10, 2009 City Council:

- ◆ Tabled the discussion on initiating the Redevelopment Process.
- ◆ Authorized replacement of the Associated Planner position.
- ◆ Received a Status Report on Appeal Fees.
- ◆ Authorized filling the Planning Commissioner position with a term to coincide with the previous Commissioner's term.

Johnson asked Commission if they had any questions for staff.

- ◆ Luhr asked if there was a future date to discuss the Redevelopment Agency. Ambo responded there is no plan to revisit the issue. City Council will be considering a request for close-out of the grant. This is related only to the grant administration and not the formation process.

VI. PUBLIC COMMENT

Chair Johnson opened the Public Comment.

- ◆ Bill Martoney – Offered his condolences to Betty Winholtz who recently lost her father and inquired whether the Downtown Visioning item would be open for public comment. He encouraged consideration of the previous RUDAT documents.

Mr. Luhr stated there is a current work item to review the previously completed visioning work products, as well as making a presentation to the Commission. The date of the presentation has not yet been determined.

Chair Johnson thanked the participants of Dahlia Daze, in particular Chief DeRohan, the three fire fighters who stood in for Mike Pond, Rick Algert for his donation of blueberry plants to the raffle, and Joe Woods for his assistance with coordination.

Seeing no further comments, Chair Johnson closed the Public Comment.

VII. CONSENT CALENDAR - None

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 Harborwalk.
- C. Downtown Visioning.

The Commission discussed and reached consensus on adding a Future Agenda Item to include the review of current policy related to gates and historical data on both residential and commercial projects.

- D. Gate Review – Residential, Commercial and Subdivisions.

X. PUBLIC HEARINGS

- A. **Site Location:** 225 Atascadero in the C-VS (PD) District
Applicant: Joseph Anthony Wallick
Request: Conditional Use and Coastal Development Permit (UP0-218/CP0-282): The proposed project would provide installation of 5 RV sites to be rented as guest accommodations. Each RV site may be occupied by either a transient RV or a Park Model (cabin style)
Coastal Area This site is located within the Coastal Commission’s Appeal Jurisdiction
Recommended CEQA Determination: A categorical exempt under Class 3 Section 15303 construction of small structures with improvements
Staff Recommendation: Conditionally Approve
Staff Contact: Kathleen Wold, Senior Planner, 772-6270

Kathleen Wold presented the Staff Report as follows:

- ◆ Fence and Gate system proposed
- ◆ Any combination of 5 Park Model type or RVs may be utilized
- ◆ Condition #30 is requested for removal to allow for one water meter and backflow device in lieu of one water meter and backflow device for each space. Applicant concurs with this change.
- ◆ Exception requested for a 3’ side yard setback versus current standard of 10’

Clarification was provided as follows:

- ◆ Alternative paving will be subject to approval of the City Engineer.
- ◆ Rear and front setbacks are in conformance.
- ◆ Fire Department has accepted proposed gate access.

- ◆ Frontage improvements have been negotiated by the Applicant and the City as part of litigation settlement process.
- ◆ Adjacent RV Park property has side yard setbacks in conformance with 10' requirement.

Chair Johnson opened the Public Hearing. Chair Johnson, Mr. Lucas and Mr. Luhr all acknowledged having visited the site and spoken with the applicant.

Kathy Novak, Agent for the Applicant, addressed the Commission as follows:

- ◆ State Housing and Community Development Department will also be permitting this project.
- ◆ Unit B will be constructed to ADA standards with additional ramp and larger front deck.
- ◆ To meet flood plain standards, units will be raised approximately 3' above natural grade with block foundations.
- ◆ 3' foot setback exception request is in compliance with State code.
- ◆ Extensive landscaping to provide screening between the units and add natural habitat. Existing landscaping to be retained, with exception of removal as necessary for driveway installation.
- ◆ 16' Access Gate, 4' Pedestrian access gate proposed.
- ◆ Curb, gutter and sidewalk to be installed by the City.
- ◆ Kiosk to be installed at north end of garage providing information regarding local recreational and commercial opportunities.
- ◆ Three dimensional sign proposed will be in accordance with City Standards.

Clarification was provided as follows:

- ◆ Triangular area is an old right-of-way - 66th Street.
- ◆ Property line is inside that triangular piece, with conforming 25' setback.

Bill Martoney – Spoke in support of the project.

Seeing no further comment, Chair Johnson closed the Public Hearing and invited the applicant's agent back to answer questions.

Additional discussion occurred as follows:

- ◆ Analysis has not yet been completed to confirm adequate site area for a large truck/trailer to enter and exit at the turnaround. Requirements may differ from fire truck requirements.
- ◆ Bracing required to meet flood requirements does not result in a definition change to "permanent structure". Park Models and RV's are required to be "highway ready" and have axels.
- ◆ Project is appealable to the Coastal Commission.
- ◆ Settlement agreement includes a provision for the gate. City Attorney related the existing condition is applicable to site use as a single family residence. The Commission has discretion in whether to allow a gate in the proposed commercial use application. Agent addressed parking during High School events and security for visitors.
- ◆ No limitation on RV size but sites are limited to 30'.
- ◆ Units are not low income housing. Annual 30 day limit to prevent long term occupancy.
- ◆ No additional restrooms are proposed, units are self contained.
- ◆ Changes to the project in the future, i.e, increase in density, will require an Amendment to the Conditional Use Permit.

MOTION: Luhr/Lucas 2nd to conditionally approve the project including the following action(s):

- A. Adopt the Findings for Approval included as Exhibit "A" including the CEQA finding for Categorical Exemption in the staff report,
- B. Approve Conditional Use Permit and Coastal Development Permit for a precise plan based on site development plans received by the Public Services Department on July 3, 2008 and subject to the Conditions of Approval included as Exhibit "B" of the staff report.
- C. Amend the Conditions of Approval as follows:
 - 1. Add a Condition to read, "The proposed turnaround (hammerhead) shall provide adequate turning capacity so that a 20 foot vehicle towing a 24 foot trailer is able to turnaround and exit the property in a forward motion. The design of the hammerhead shall be reviewed and approved by the City Engineer."
 - 2. Delete Condition #30.

VOTE: 3-0.

XI. OLD BUSINESS

- A. Current Planning Processing List

Ms. Wold provided a brief review of current scheduling in light of the Housing Element response being time sensitive. A special meeting may be scheduled if required. Very few issues were identified in the Housing and Community Development Department review comments.

XII. NEW BUSINESS

- A. Election of a New Vice Chair Person

Mr. Lucas nominated Commissioner Luhr. VOTE: 3-0

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:15 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, September 8, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary