

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
June 7, 2010

Chairperson Nancy Johnson

Vice-Chairperson Gerald Luhr
Commissioner Jamie Irons

Commissioner Michael Lucas
Commissioner John Diodati

Rob Livick, Secretary

I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:11 p.m.

II. PLEDGE OF ALLEGIANCE

Gary Ream, City Historian led the pledge.

III. ROLL CALL

Chairperson Johnson noted for the record all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis and Cindy Jacinth

IV. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

V. WRITTEN COMMUNICATIONS PRESENTATIONS

Cal Poly's City and Regional Planning Graduate Class conducted a presentation on The Downtown Enhancement Project (Phase 1).

Larissa Heeren presented Plan Proposal A. The key themes of this plan included mixed use development, pedestrian friendly sidewalks and streets, public gathering spaces, and entertainment venues.

Chris Reed presented Plan Proposal B. The key themes of this plan include a central town square concept, a stairway connection between the Embarcadero and downtown, and a pedestrian oriented downtown.

Aaron Ray presented Plan Proposal C. The key themes of this plan include a focus on an active downtown, pedestrian and bike centric, and community facilities.

VI. PUBLIC COMMENT

Johnson opened the public comment period.

- Gary Ream, resident of Morro Bay, expressed concern about the cost. He said the Historical Society has a self-guided walking downtown tour that could be incorporated into these proposed plans. He does not support the concept of pedestrian malls.
- Chris Christiansen, resident of Morro Bay, spoke in favor of the proposals and believes it would be best to adopt a plan, move forward in that direction and also to vote tomorrow.

- Tom Laurie, resident of Morro Bay, spoke in favor of the proposed commercial zero street setbacks and encouraged the planning commission to be business friendly.
- Jenny Brantlee, resident of Morro Bay, liked the pedestrian and bike friendly components of the proposals. As President of the Historical Society, they are seeking to promote the self guided walking tour.
- Stewart McElhinney, president of Morro Bay Chamber of Commerce, spoke in favor of the proposals.
- Ani Lyne, resident of Morro Bay, expressed her concern regarding the current appearance of Morro Bay and its need for improvement.
- Bruce Elster, downtown business owner in Morro Bay, spoke in favor of the proposals and the need to have community support to implement these goals.
- Julie Linxwiler, resident of Morro Bay, spoke in favor and said that Property Based Improvement Districts (PBID) could be formed to make funding improvements.
- Craig Griswold, resident of Morro Bay, liked the stairway proposals and encouraged the architectural design to be competitively bid to save money.
- David Nelson, spoke in favor of the stairway proposal and urged the Commission to implement.
- John Barta, spoke in favor of the street space proposals and believes the real issue is in strong leadership to ensure the proposals do not get turned down.

Johnson closed the public comment period and called for a 10 minute break. The Planning Commission meeting resumed at 7:40pm.

Commissioners thanked the Cal Poly class for their presentations and expressed appreciation for the many good ideas and detail to make the downtown better.

Johnson asked staff to clarify what it would take in terms of staff costs to codify these recommendations as a Specific Plan. Wold responded that due to the extensive time and detail involved, it could be approximately \$50,000-\$100,000.

Commissioners reached consensus to move this item forward to the City Council and recommend to continue the work of the Downtown Enhancement Subcommittee, acknowledge the completion of this project as a priority, that City Council direct staff to provide necessary support and accept the proposed timeline provided by the Downtown Enhancement Subcommittee.

VII. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

Livick briefed the Commission on action taken at the May 24, 2010 City Council meeting and also on items scheduled for the June 07, 2010 City Council meeting.

VIII. CONSENT CALENDAR

A. Approval of minutes from hearing held on May 17, 2010

Luhr objected to the minute's discussion of his concern over the proposed patio location in the back. Because he was the dissenting vote, he would like the minutes amended to include the reasons for his dissenting view to be more clearly detailed.

MOTION: Lucas moved the Planning Commission approve the minutes as amended. The motion was seconded by Luhr and carried 4-0-1. Irons abstained.

IX. FUTURE AGENDA ITEMS

A. Restrictions/rules on installing gates on driveways for residential and commercial properties.

- B. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. PUBLIC HEARINGS

Site Location: 650 Ponderosa

Applicant: Louise Baldwin

Request: Conditional Use Permit #UPO-290 to modify an existing secondary residential unit located at 650 Ponderosa to increase the square footage. There is a finished storage area adjacent to the secondary unit which is proposed to be opened up increasing the habitable space from 884 square feet to approximately 1,165 square feet. This site is not located within the Coastal Commission Appeals Jurisdiction.

Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301

Staff Recommendation: Review and take action on Use Permit.

Staff Contact: Sierra Davis, Planning Intern (805) 772-6297

Davis presented the staff report.

Luhr asked about the proposed deed restriction and how to ensure enforcement.

Davis responded that enforcement is complaint driven.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

Alison Foster, a neighbor of the Applicant, stated the Applicant's preference is to have the two bedrooms since there is additional parking on site.

Johnson closed the public hearing.

Commissioners discussed the differences between approving the project as a 1 bedroom without the parking requirement or as an existing 2 bedroom with an additional parking space requirement.

Livick clarified this site can be made conforming as a two bedroom which would eliminate the need to enforce the deed restriction.

MOTION: Luhr moved the Planning Commission conditionally approve the project (File #UPO-290) to include the following actions:

- A. Adopt the Findings included in Exhibit "A";
- B. Approve Conditional Use Permit subject to the Conditions included as Exhibit "B", with the exception of the Planning Condition in which the Planning Commission shall approve the project pursuant to Condition 1a and the site development plans dated May 5, 2010 to allow the second parking and count this as a two bedroom unit.

The motion was seconded by Diodati and carried unanimously. VOTE: 5-0

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed and discussed current list and work program.

- B. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan (continued to the June 21, 2010 Planning Commission Meeting)

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 8:40 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 7, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary