

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 18, 2007

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Luhr led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff: Bruce Ambo, Michael Prater, Rachel Grossman, Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

MOTION: Woodson, Ream 2nd to accept the agenda as stated. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the June 11, 2007 meeting, City Council:

- Awarded the design contract on the Roundabout at Morro Bay Blvd and Quintana Road
- Awarded a preliminary design contract to begin design and survey work on the Nutmeg Water Tank
- Awarded a design contract for replacement of Lift Station #2
- Authorized to replace the retiring Engineering Tech
- Held a continued discussion on the Wastewater Treatment Plant alternatives
- Discussed an administrative enforcement program, which would implement a citation program
- Initial discussions about prohibiting tree cutting on public and private property during the nesting season
- Discussion regarding the sphere of influence

At the June 25, 2007 meeting, Ambo said Council would:

- Hear the appeal of the 214 Beach Street project
- Continue discussion of the Wastewater Treatment Plant Alternatives
- Hear a presentation and hold a Public Hearing for the Parking Management Plan
- Hear the first reading of the Administrative Citation Ordinance and the Tree Ordinance
- Hold the Cloisters & North Point Public Hearings for the lighting, landscape and maintenance assessment districts
- Discussion regarding the resolution to amend the major vegetation guidelines
- Review the Annual Water Report
- Award another contract for Lift Station #3
- Hear the Joint Transit Operations request for proposals from SLOCOG regarding combining transit services

Luhr asked for clarification about the minimum standards for the extra driveway cut and DG parking area at 680 Avalon.

Ambo updated the Commission on the status of the decision about the Coss project as Woodson requested.

Johnson asked for clarification on the contracts that have been awarded.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 4, 2007

Luhr requested changes to page four on the Parking Management Plan portion of the minutes as follows:

Have the City Council include in the Parking Management Plan the design study for implementation in 2010 for Morro Bay Blvd. to be one-way with angled parking including bulb-outs and pedestrian enhancements. Piney Way, Shasta, Napa, Monterey and Morro to be one-way in opposite directions with angled parking and then Harbor and Pacific to remain two-ways.

Lucas asked for the following changes:

- Change a sentence on page 3 in the next to last paragraph to read:
Lucas clarified there was no problem with the roof deck *being within the 25 foot required limit.*
- Change a sentence in the top paragraph of page 4 to read:
Lucas pointed out the drawings did not show the surface material changes to the residence *noted in the applicant's oral presentation.*
- The Motion for item X-C should have read:
Woodson, Luhr 2nd to grant approval for the requested major modification and permit the residence proposed at 2764 Alder Street to construct a roof deck, *but that no improvements shall be taller than 25 feet* above average natural grade of the building footprint, not allowing any additional deck enclosures.

Woodson thought Johnson had asked that one way parking on the Embarcadero be included in the TPG study.

Johnson asked that the end of the first sentence in the last paragraph under item X-D be changed to read:
...and consider electric vehicles *before purchasing another trolley.*

MOTION: Woodson, Luhr 2nd to approve the minutes as revised. VOTE: 5-0.

VII. PRESENTATIONS - None

VIII. PUBLIC COMMENT

Dan Glessman, speaking on behalf of the PWAB, announced this Wednesday's PWAB meeting in which they will be discussing the under grounding of utilities.

IX. FUTURE AGENDA ITEMS

Woodson asked to have the future agenda items listed on the agenda to remind the Commission what they have upcoming. He also suggested looking at some of the granny unit and development impact fee alternative ideas on a future agenda.

Ambo suggested those topics would be discussed under items on the Advanced Planning Work Program.

X. PUBLIC HEARINGS

A. Site Location: 535 Dunes Street in the R-4 zoning district. Applicant: Tim Kopack. Appellant: Roger Ewing. The proposed project would remove five (5) Eucalyptus trees located on private property from the rear yard of a single-family residence. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption Class 3). Staff Recommendation: Deny the appeal and conditionally approve the project.

Prater explained to the Commission that the appellant was not able to attend tonight, so he has asked for the item to be continued.

Johnson opened the Public Hearing.

John Parker noted the archeological significance of the site and if the removal of the trees are going to leave a large hole, that an archeologist be present during removal.

Johnson closed the Public Hearing.

MOTION: Lucas, Ream 2nd to continue the item to the July 2nd, 2007 Planning Commission Meeting. VOTE: 5-0.

B. Site Location: 735 Cabrillo Place in the R-1 zoning district. Applicant: Jason Linker. The applicant proposes to subdivide a 13,159 square foot lot into two legal lots. This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: General Rule Exemption). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff report reviewing the specific requirements for a standard lot subdivision and the slight irregularity of the lot line, noting this project does meet all of the requirements.

Questions presented by the Commissioners and addressed by Staff were as follows:

- Park-in-Lieu fees required by Andrea Lueker
- Why the Planning Commission is reviewing this project

Johnson opened the Public Hearing, asking the applicant or the agent for the applicant to address the Commission. Cathy Novak, agent for the applicant, addressed the Commission regarding topics she felt would be of concern by the public tonight. She noted in closing that this project does meet all City standards.

Joseph Attinello and Skip Barnhart spoke against the project noting the character of the surrounding neighborhood and asked the Planning Commission to deny the project.

John Parker noted this project is a discretionary permit under CEQA and should be looked at as such by the Commission.

Bill Ohfay, Ann Freeman, Nathan Wallenstein, Thomas Cahill, Ray McGillicut, Lisa Curtis, Sandra Barnhart, James Bianchi, Nancy Bask, Ruth Bianchi, Joan Mihay and Karen Convertin spoke against the project noting the character of the neighborhood and asked the Planning Commission to deny the project.

Jason Linker addressed the Commission noting the letters of support from surrounding neighbors and also read one letter from one of the supporters that he received today.

Dan Glessman and Barbara Attinello spoke against the project.

Johnson closed the Public Hearing and brought it back to the Commission for discussion.

Woodson asked Staff if any variances are being requested tonight. Grossman said there are not any variances requested.

Luhr asked about how the compatibility is determined for each project. Ambo addressed his concerns noting the subdivision ordinance changes that took place recently and that was the opportunity to address the concerns about lot size. He asked if neighborhood compatibility could be the determining factor for this project. Ambo stated the Commission could base their decision on neighborhood compatibility.

Cathy Novak addressed the concerns about the setbacks and the concerns about residential development and stated that tonight is only a lot line adjustment not a permit for a house.

Lucas felt the Staff did a good job of reviewing the sub-division ordinance, but feels this is a discretionary permit and the Commission is the voice of discretion for the community. He is concerned that this would be detrimental to the surrounding neighbors lifestyle.

Ream felt one of the items the applicant turned in was misleading noting the environmental form and the questions answered on this form. He also did not feel creating a lot split by moving a lot line into the adjacent property is not appropriate. He encouraged the neighbors to go to the county to deed their lots so they cannot be split in the future.

Luhr felt this item meets the rules, even though it doesn't seem to be compatible with the neighborhood.

Woodson felt the split was legal and after spending time in the neighborhood he felt it was a mixed bag. After considering the state mandated number of houses to add, the size of the lots after the split, the 2050 plan and all other issues that apply, he agrees with the Staff report.

Johnson spoke to character and the regulations that were adopted for the entire City. She agrees the character is different in this neighborhood, but doesn't see clear direction on her decision.

MOTION: Woodson, Luhr 2nd to approve the project as presented.

During discussion Lucas pointed out that the main thing to look at in this neighborhood is the open space and the landscaping, but felt this is one area of town that is very special and unique.

Ream pointed out Chapter 9 in the sub-division ordinance where it points out that each project needs to be consistent with the general plan and that is where he is taking his direction in opposing this project.

Luhr can see both sides to the argument and can see the uniqueness of the neighborhood. He also urged the neighbors to deed restrict their properties to get their lots restricted from splitting.

Woodson noted the sub-division ordinance changes that took place very recently and there was very little public input at the public hearings.

Johnson spoke to the sub-division ordinance and how this lot split applies, but felt that using the Commissions discretion on this project would be appropriate.

VOTE: 2 – 3 (Lucas, Ream and Johnson opposed)

MOTION: Lucas, Ream 2nd to continue the item to the next regularly scheduled meeting to bring back findings for denial.
VOTE: 5 – 0.

Johnson called for a two-minute break at 7:54 p.m. Johnson called the meeting back to order at 8:02 p.m.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

Grossman noted one item that is not currently on the project-tracking sheet.

Luhr asked about the status of the Marina Dredging Project. Ambo updated the Commission.

Woodson asked about the Downtown Visioning item on the Advanced Planning Work Program. Ambo addressed his question noting this item has been moved to August 2008 with the provision we get the General Plan back from the Coastal Commission before that time.

Johnson asked about the Development Impact Fees Analysis and if the dates have been changed.

Luhr asked about Landscape Plan Submittal Guidelines and if that is for Commercial or Residential Development.

Lucas was concerned about the capacity of the Nutmeg Tanks and if we have conservation measures in place and if the rate structure takes low usage into consideration.

Woodson commented on the impact fees and that they are extremely too low.

XII. NEW BUSINESS

- A. Consideration of the Neighborhood Compatibility Standards work program and setting a date and time for a community workshop.

Ambo introduced the item and reviewed the Draft Work Program Timeline in detail.

The Commissioners expressed their desire to reach a wide variety of residents as possible not just a select group and to have the community meetings scheduled on Saturdays for larger participation. The date of Saturday, July 14, 2007 from 10 a.m. to 12 p.m. was suggested as a potential date for the first community meeting and agreed upon.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 8:30 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, July 2, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary