

AGENDA ITEM: A-1

DATE: March 7, 2012

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 15, 2012
VETERANS MEMORIAL HALL – 6:00 P.M.

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

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning and Building Manager
	Sierra Davis	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

MOTION: Commissioner Solu moved to nominate Chairperson Grantham as Chair. The motion was seconded by Commissioner Napier and carried unanimously. (4-0-1) Chairperson Grantham abstained.

MOTION: Commissioner Nagy moved to nominate Commissioner Solu as Vice-Chair. The motion was seconded by Commissioner Fennacy and carried unanimously. (5-0)

PUBLIC COMMENT – None.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting held on January 18, 2012

STAFF RECOMMENDATION: Approve minutes as submitted.

MOTION: Commissioner Solu moved to approve the minutes. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

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A-2 Meeting Days and Agenda Packet Preparation

Staff Recommendation: Receive Information and File

MOTION: Commissioner Nagy moved to cancel the March 21, 2012 Planning Commission meeting. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #CP0-349, #UP0-316, #S00-107

Site Location: 1885 Ironwood Avenue

Applicant/Project Sponsor: Morro del Mar Properties LLC / Cathy Novak

Request: The applicant proposes to subdivide one 0.92-acre parcel (APN # 068-231-018) into 15 lots for the development of 14 townhouse residences between 1,099 and 2,059 square feet each, and one 19,416-square foot common area lot. All townhouses would be clustered in three separate two-story building structures. The common lot would include a shared driveway along the perimeter of the parcel and common walkways, guest parking, trash enclosure, landscaping and general open areas in between and around the buildings.

CEQA Determination: Mitigated Negative Declaration, State Clearinghouse #2011121046

Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-349, Conditional Use Permit #UP0-316, and Subdivision #S00-107 and adopt Mitigated Negative Declaration.

Staff Contact: Kathleen Wold, Planning and Building Manager (805) 772-6211

Wold presented the staff report and detailed the changes in Exhibit 'B' Conditions of approval as submitted to the Commission at the beginning of the meeting.

Chairperson Grantham opened the Public Comment period.

Cathy Novak, Applicant's Representative, spoke to explain the proposed project seeking Commission approval.

Dan Reddell, resident of Morro Bay, spoke in support of the proposed project.

Hearing no further comment, Chairperson Grantham closed the Public Comment period.

Commissioners discussed with staff:

- The front setback and staff reasoning for supporting the exception. Wold clarified that this is a high density piece of property and applicants are encouraged to build to the density of how the General Plan intended.

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- The affordable housing in-lieu fund. Wold and Livick clarified that in-lieu fees collected are used with other projects to leverage state and federal funds to build affordable housing developments.

Commissioner Solu stated support for the Applicant's project.

MOTION: Commissioner Solu moved to adopt the Mitigated Negative Declaration, adopt the findings included as Exhibit A and approve Conditional Use Permit #UP0-316, Coastal Development Permit #CP0-349 and Subdivision #S00-107 subject to the Conditions included as Exhibit B as amended and the site development plans dated February 6, 2012 with the following amendment to condition #9:

The project shall pay to the in-lieu program the equivalent of 1.4 housing units. Fees shall be determined using the formulas contained in the City's Housing Element. The payment of in-lieu fees shall be paid prior to issuance of a building permit or final tract map. (MBMC 17.50.060). All affordable units shall be deed restricted for Moderate Income and for a minimum of 30 years. Said restriction shall be reviewed and approved by the City Attorney prior to recordation and recordation shall occur prior to the issuance of a Certificate of Occupancy for any unit.

The motion was seconded by Commissioner Nagy and carried unanimously. (5-0)

UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS

- D-1 Discussion of topics for the Joint City Council/Planning Commission meeting scheduled for February 28, 2012

Commissioners agreed to discuss the Subdivision Ordinance Review subcommittee and Commercial Façade Improvement program.

- D-2 Review the City of Morro Bay's Draft Bicycle and Pedestrian Plan and forward a recommendation to the City Council.

Davis reviewed the background of the Bicycle Plan.

Barry Rands, Associate Engineer, reviewed the Draft Bicycle and Pedestrian Plan with Commissioners.

Chairperson Grantham opened Public Comment.

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The following persons spoke in favor of the Bicycle and Pedestrian Plan: Maya Burton, Amy Burton, Dan Revoir, Robert Davis, and Christine Johnson.

Chairperson Grantham closed Public Comment.

Commissioners spoke in support of the Bicycle and Pedestrian Plan.

MOTION: Commissioner Nagy moved to approve and forward the Bicycle and Pedestrian Plan on to the City Council. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

DECLARATION OF FUTURE AGENDA ITEMS - None.

ADJOURNMENT

The meeting adjourned at 7:35 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, March 7, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary