

CITY OF MORRO BAY
CITY COUNCIL/
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veterans' Memorial Building
Joint Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday, March 5, 2007

Janice Peters, Mayor	Nancy Johnson, Chairperson
Melody DeMeritt, Vice-Mayor	Bill Woodson, Vice-Chair
Betty Winholtz Council Member	Gary Ream, Commissioner
Bill Pierce, Council Member	Michael Lucas, Commissioner
Rick Grantham, Council Member	Gerald Luhr, Commissioner

I. CALL JOINT MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

Bruce Ambo led the pledge.

III. ROLL CALL

Johnson stated all members of the City Council and Planning Commission were present.

Staff Present: Bob Hendrix, Rob Schultz, Bruce Ambo, Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

There was consensus to accept the agenda.

Peters opened the meeting for Public Comments. There were none.

V. DUTIES AND RESPONSIBILITIES

Each member of the Council and Commission made brief comments on the nine discussion topics. There was general agreement on the following:

- Specific Direction on Mixed Use projects – guideline is minimum of 25% commercial in MCR zone, with flexibility
- Bulk and Scale – Council will look to Commission for guidelines following their future discussions on the issue
- Variances – should only be granted for community benefit or an exceptional reason
- Architecture/Landscaping – projects should fit the neighborhood; need for guidelines or standards that are not too rigorous
- Timing of Public Benefits – whenever feasible, these should be completed first
- Sidewalks, Bulb-Outs and Other Pedestrian-Friendly Design Elements – they are important, particularly in commercial areas
- Woodson requested the City develop a pedestrian plan that will provide safe pedestrian access to City Facilities, such as parking, schools, etc.
- Affordability – too complex a topic to be covered at this meeting
- Pre-Meetings – Commissioners agreed they are beneficial for complex projects. Schultz stated he was against them because of Brown Act concerns.

- Staff Workload and Council Priority List – Ambo pointed out some items are driven by deadlines and at present the City is behind schedule on the entire list

VI. ADJOURN CITY COUNCIL

Mayor Peters adjourned the joint meeting at 8:04 to the regularly scheduled City Council meeting at the Veterans Hall, 209 Surf Street, on Monday, March 12, 2007, at 6:00 p.m. and called a five-minute break.

VII. CALL REGULAR PLANNING COMMISSION MEETING TO ORDER

Johnson called the meeting to order at 8:10 p.m.

VIII. ACCEPTANCE OF AGENDA

MOTION: Lucas, Woodson 2nd to accept the agenda. Vote: 5-0.

IX. DIRECTOR’S REPORT/WRITTEN COMMUNICATIONS – None

X. CONSENT CALENDAR

A. Approval of minutes from hearing held on February 20, 2007

MOTION: Ream, Woodson 2nd to approve the minutes. Vote: 5-0.

XI. PRESENTATIONS – None

XII. ORAL COMMUNICATIONS

John Parker reported a traffic safety issue at the intersection of Sunset and Hill streets. Woodson suggested he also express his concern to the Public Works Advisory Board.

Marla Bruton expressed her concerns over the development proposed at 214 Beach Street.

XIII. FUTURE AGENDA ITEMS

Lucas asked for a discussion of cultural resource issues.

Woodson stated the need for public input on the Bulk and Scale issue. Ream suggested a public workshop. Prater said the first step is to identify the issue, so staff can suggest solutions. Lucas asked if this would affect the Zoning Ordinance now at the Coastal Commission. Prater replied it could trigger an amendment, but staff might find a solution that would not require Coastal Commission review. Johnson suggested Woodson spearhead the workshop. He agreed and asked someone to assist him. Lucas volunteered.

XIV. PUBLIC HEARINGS

Site Location: 2272 Emerald Circle in the CRR/PD Zoning District. Applicant: Karen Smith. The applicant proposes to construct a 2,956 square foot single-family residence with an attached 499 square foot garage. This site is located inside of the Coastal Commission’s Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Luhr clarified solar panels have been approved in the past and future panels would be mounted flat. Woodson clarified the owner can erect their own fence.

Johnson opened the Public Hearing. Agent Doug Faner and property owner Karen Smith offered to answer questions. Lucas determined the owner would be willing to have a cultural resources expert on-site during excavation. Luhr clarified the drainage plan and driveway material. Woodson stated he believed a larger electrical panel should be used.

Parker stated no architectural resources report was done on the Cloisters and warned he would appeal categorical exemptions he questioned to the Coastal Commission.

Hearing no other comments, Johnson closed the Public Hearing and asked for Commissioner comments. There was consensus to approve the project.

MOTION: Woodson, Ream 2nd to approve UPO-156/CPO-219 by adopting the Findings included as Exhibit "A" subject to the Conditions included as Exhibit "B," with the addition of a Condition pertaining to construction hours, and the site development plans dated January 1, 2007. Vote: 5-0.

XV. OLD BUSINESS

Current Planning Processing List

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

1. None

XVI. NEW BUSINESS – None

Luhr suggested the Commission look again at the R/UDAT report. Ream suggested the City apply for historical designation for the "Old Town" area. Johnson suggested he talk with the Mayor.

XVII. ADJOURN PLANNING COMMISSION

Johnson adjourned the meeting at 8:55 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 19, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary