

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
Tuesday, January 16, 2007

Acting Chairperson Bill Woodson
Vice-Chairperson Nancy Johnson Commissioner Robert Tefft
Commissioner Vacant Commissioner Gary Ream
Mike Prater, Secretary

I. CALL MEETING TO ORDER

Woodson called the meeting to order at 6:08 p.m.

II. PLEDGE OF ALLEGIANCE

Grossman led the pledge.

III. ROLL CALL

Commissioners Present: Johnson, Ream, Tefft, & Woodson

Staff Present: Bruce Ambo, Mike Prater, Rachel Grossman, & Kimberly Peeples

IV. ELECTION OF NEW CHAIR AND VICE CHAIR

Woodson suggested holding the election of these positions until the vacant positions are filled or a secret ballot. Johnson asked for the perspective of Staff on the issue. Ambo pointed out that any new members would not know the Commissioners so waiting was not necessary. Woodson asked how the Commission would like to proceed. It was decided to do a verbal nomination and vote.

Woodson, Ream 2nd to nominate Johnson for Chair. VOTE: 4-0

Johnson moved into the position of Chair for the balance of the meeting.

Tefft, Ream 2nd to nominate Woodson for Vice-Chair. VOTE: 4-0

V. ACCEPTANCE OF AGENDA

Prater announced that Public Hearing item B has been continued to a later date.

MOTION: Ream, Tefft 2nd to accept the agenda as amended. Vote: 4-0.

Johnson allowed announcements by the Commissioners.

Ream asked for support of the Maritime Museum that is being proposed at the City Council Meeting.

Woodson announced the SLO Green Build Meeting to be held on January 24, 2007 and the book signing of "Little House on a Small Planet" to be held on January 25, 2007.

Johnson reminded the public that applications are being taken for the openings on the Planning Commission.

VI. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the January 8, 2007 meeting, City Council:

- Appointed Dan Doris as the Building Official and we are now recruiting for the Building Inspector.
- Nitrate Hearing on the nitrate spike was continued to February
- Stairway appeal at 630 Avalon was denied
- Awarded a contract to MuniFinancial for the Development Impact Fee Study
- Directed Staff to move the Fire Station project along and go right to design and firm up existing bid
- Adopted a 45 day moratorium for Medical Marijuana Facilities
- Appointed Mayor Peters to SLOCOG

At the January 22, 2007 meeting, Ambo said Council would:

- Review some potential personnel amendments
- Have a Grant Hearing for State Transit Assistance Grants
- Review and approve the Notice of Completion for the South Bay Blvd. Overlay
- Close out the CDBG Grant Housing Rehab Program for this year
- Review the goals and objectives from the Finance Department for the next budget cycle 07-09
- Hear a presentation by SLOCOG for the North Coast Scenic Byways Program
- Hear a presentation by SLOCOG on the North Coast Transit Plan
- Continued Hearing on the Sub-Division Ordinance
- Review the Mid-Year Budget Adjustments
- Review a request from the Maritime Museum asking for waiver of fees
- Review a report from the City Attorney on the View Shed Committee and his recommendations
- Decide if they will send a letter to the Department of Fish and Game regarding hunting in the Back Bay
- Discuss ex-parte communications amongst Councilmembers and advisory board members

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on January 2, 2007

MOTION: Ream, Tefft 2nd to approve the minutes as presented. Vote: 4-0.

VIII. PRESENTATIONS

A. City of Morro Bay Sphere of Influence/Municipal Service Review (SOI/MSR) - The Local Agency Formation Commission (LAFCO) will present a SOI/MSR introduction of the state mandated process. LAFCO is the responsible State agency charged with reviewing and approving annexation proposals.

Bruce Ambo introduced Paul Hood and David Church from LAFCO who made their PowerPoint Presentation for the process involved in the Sphere of Influence/Municipal Service Review.

The following items were questioned by the Commissioners and addressed by the LAFCO representatives:

- If a Public Review Draft would be brought back to the Commission
- Who pays for this review
- How do you get from SOI to Annexation
- How were the areas of study determined
- How much detail is included in the Memorandum of Agreement between the City and the County

IX. ORAL COMMUNICATIONS – None.

X. FUTURE AGENDA ITEMS – None.

XI. PUBLIC HEARINGS

A. Site Location: 2234 Emerald Circle in the CRR/PD Zoning District. Applicants: Tom and Jille Hall. The applicants propose to construct a 2,326 square foot single-family residence with an attached 719 square foot garage and a detached 330 square foot guesthouse. 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. Staff Contact: Rachel Grossman, Assistant Planner.

Grossman presented the Staff Report noting the reduced fence height condition that has been added to Exhibit B.

Johnson opened the Public Hearing and asked the Applicant or their representative to address the Commission. Laura Gough with Studio 2G clarified the fence is outside of the setback and would like to ask the Commission to remove condition 21 in Exhibit B. Staff was in agreement and suggested the change in Exhibit B.

Seeing no further comment, Johnson closed the Public Hearing.

During discussion all of the Commissioners spoke in favor of the project. Woodson suggested a condition for specific construction hours.

MOTION: Tefft, Woodson 2nd to approve the project with the removal of item 21 in Exhibit B and the addition of a condition for construction hours. VOTE: 4-0.

B. Site Location: 2840 Main Street in the MCR/R-4 (SP) Zoning District. Appellant: Lanny McKay. Applicant: Albert Juarez. The appellant is appealing Minor Use Permit UPO-145 granted by the Public Services Director for the occupation of an existing commercial suite for the sale of medical marijuana. This site is located outside of the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301). Staff Recommendation: Deny the appeal and approve UPO-145. Staff Contact: Rachel Grossman, Assistant Planner.

Johnson reminded the Public this item has been continued to a later date due to the recent moratorium.

XII. OLD BUSINESS

A. Current Planning Processing List

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

1. 3118 Main; Change of use from bookstore to TV production requires a MUP

Tefft asked when the determination of the View Protection Committee would be presented to this Commission and felt it was prudent that this Commission did have the chance to review an ordinance if one is developed.

XIII. NEW BUSINESS

A. Project priorities and goals for 2007 to be forwarded to City Council

Tefft suggested a recommendation to the Council to consider another Planner position to specifically help in addressing the long term planning items, which regularly get pushed to the bottom of the list due to the amount of day-to-day items that have to be addressed. All of the Commissioners were in favor of forwarding such a recommendation to the Council for their review at their January 29, 2007 meeting.

B. Discuss Potential Agenda Items for Joint City Council/Planning Commission Meeting

During discussion the Commissioners suggested the following topics for the Joint Meeting Agenda:

- Specific direction on mixed-use projects
- Concept of bulk, size and scale for new development maintaining neighborhood compatibility
- Address the affordability aspect and the specifics of how many we have and how it is approached
- Bulb-outs and other pedestrian friendly design elements
- Timing of public benefits prior to project construction or completion
- Specifics for requiring sidewalks in what areas

XIV. ADJOURNMENT

Johnson adjourned the meeting at 7:49 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, February 5, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary