

AGENDA ITEM: A-1

DATE: January 6, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 18, 2014
VETERAN’S MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Rob Livick	Public Services Director
	Scot Graham	Planning Manager

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

Commissioner Lucas thanked the residents who came to the appeal hearing at City Council noting some of their points are in the design guidelines.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

Bob Cogdahl, Morro Bay resident, requested the Commission consider placing sidewalks on Surf Street in the near future. Livick responded the Beach Street specific has sidewalks but the plan has no funding component and the R1 and R2 zoning districts do not require sidewalks on any city street. Livick stated the City may want to re-visit the issue again and look into different components of sidewalks for future sidewalk projects.

Vice Chairperson Luhr and Livick discussed sidewalks in residential areas and on arterial streets.

Chairperson Tefft closed Public Comment period.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

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

Chairperson Tefft asked if there were any comments regarding the Consent Calendar and seeing none moved to the next agenda item.

B. PUBLIC HEARINGS - NONE

C. UNFINISHED BUSINESS

C-1 Discussion of Design Guidelines

Graham reviewed changes made in Section A through E.

Commissioner Sorenson stated she likes the visuals noting they will be very helpful to the community.

Vice-Chairperson Luhr suggested adding permeable paver language regarding where geologically applicable. Graham replied he would add language to Section E.

Commissioner Lucas stated the pictures shown in the examples are too decorative and not typical of Morro Bay.

Chairperson Tefft suggested there should be a discussion regarding the expectation for the scale and mass of homes in Section B-1 noting there should be an established or emerging pattern of homes sizes in the area added. Vice-Chairperson Luhr and Commissioners Sadowski and Lucas stated the current language is appropriate. Graham responded staff will look at projects and question how compatibility was assessed if it is not consistent with the area.

Graham presented Section K regarding Landscaping.

Vice Chairperson Luhr and Commissioners Lucas and Sadowski stated they liked the language provided.

Commissioner Sadowski suggested adding language regarding plant placement. Graham replied he would add language regarding plant placement. Commissioner Sorenson stated the language could be added to Section K-4.

Vice Chairperson Luhr stated he was concerned about Section K-5 noting this might give a reason for people to take down heritage trees. Graham stated the landscape language is only applicable to new single-family homes and will not affect existing trees but noted he will revise to include language regarding mature trees.

Commissioners Sorenson and Lucas, Vice Chairperson Tefft, and Graham discussed the need to take into consideration the size of the tree in relation to the side view of the lot in relation to the proposed language.

Vice Chairperson Luhr and Commissioner Sadowski stated they liked the current K-5 language.

D. NEW BUSINESS

D-1 Interpretation of Zoning Ordinance Section 17.56.190

Graham presented the staff report.

Vice Chairperson Luhr and Commissioner Sorenson questioned if the one year time frame would be reasonable noting one year is a little too tight. Graham proposed a time extension. Chairperson Tefft, Vice Chairperson Luhr and Graham discussed the time extension.

Commissioner Lucas and Graham discussed if someone could appeal reconstruction in a coastal zone.

Chairperson Tefft, Commissioner Sorenson and Graham discussed the building envelope in relation to reconstruction.

The Commissioners agreed on rebuilding to the same footprint as before. Commissioner Sorenson stated she would like to look at the wording in order to give homeowners some leeway.

Vice Chairperson Luhr stated concern about a massive destruction event, for example a massive fire or a flood, and asked where that would fall. Graham stated it would be a special circumstance where the City would initiate emergency procedures, enacting temporary measures and procedures to facilitate issuance of building permits. Vice Chairperson Luhr and Livick discussed FEMA requirements noting FEMA would take precedence over the City Ordinance.

Chairperson Tefft and Livick discussed a change in the language. Livick recommended adding a period after destruction then adding building permit to reconstruct must be applied for within one year of destruction with the possibility for a one year extension.

MOTION: Commissioner Sorenson moved to approve PC Resolution 27-14 as modified. Commissioner Sadowski seconded the motion and the motion passed unanimously. (5-0)

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham announced the following:

- January 13, 2015 City Council meeting to hear the 1000 Ridgeway parking exemption appeal
- The Coastal Commission has approved the Local Coastal Plan Planning Grant application.
- The Planning Commission December, 2014, meeting has been cancelled. There will be a joint meeting on December 2, 2014 and the next regularly scheduled meeting will be December 16, 2014.

Livick announced the following:

- Water Reclamation Facility Citizen Advisory Committee meeting on December 3, 2014
- City Council meeting on December 9, 2014 to consider their final site selection

F. ADJOURNMENT

The meeting adjourned at 7:21 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, December 16, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary