

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
July 06, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Rob Livick led the pledge.

III. ROLL CALL

Livick took roll and noted that Commissioner Diodati is absent but all other Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

MOTION: Luhr moved to accept the Agenda as presented. The motion was seconded by Irons and carried 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on action taken at the June 28, 2010 City Council meeting and also on items scheduled for the July 12, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened the public comment period.

- Susan Brown, General Manager of the Transit and the Trolley, explained the new transit fixed route schedule and Call-a-Ride service that started July 1, 2010.

Hearing no further comment, Johnson closed the public comment period.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 7, 2010

MOTION: Irons moved the Planning Commission approve the minutes. The motion was seconded by Luhr and carried 4-0.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. PUBLIC HEARINGS

- A. **Site Location:** 2330 Hemlock Ave.
Applicant: John Christie
Request: The applicants request approval of an addition to the first story and new construction of a second story to an existing non-conforming single-family residential unit. The addition would add approximately 657 square feet of habitable space and 55.25 square feet for a laundry room accessed from the exterior of the residential unit.
Recommended CEQA Determination: Categorically Exempt Class 32, section 15332.
Staff Recommendation: Review and take action on the Conditional Use Permit #UP0-259.
Staff Contact: Sierra Davis, Assistant Planner.

Davis presented the staff report.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- John Christie, Applicant, thanked Sierra Davis for her work and said he was available to answer any questions.
- Nina Litvanoff, resident of Morro Bay, spoke against the project due to the loss of their ocean view if the Applicant's project is approved and requested the Planning Commission deny the project.

Luhr stated concern about the layout of the plans. He noted the plans seem to be laid out with intent to add additional square footage, convert the wet bar or possibly convert to multiple units in the future without adding additional parking. Applicant replied the layout of the plans is due to the engineering and also the deed restriction will prevent conversion of property to include second unit utilizing the wet bar.

Luhr asked if the Applicant would agree to future review of the property to ensure it is not being converted to multiple units for a period of two to five years. Applicant said he was not willing if he would have to pay the engineering costs.

Commissioners had discussion with applicant regarding:

- The intent of the second story floor space including the function of the wet bar
- The porch area design and ensuring no exclusive access to the second story through additional exterior doors
- Garage access and driveway
- The design of the laundry room with an exterior door
- Concern about the ease at which this property could be converted to multiple units and the impact on the neighborhood
- The feasibility of placing a condition on this project that it be re-inspected by a third party over time to verify that the plans are followed

Johnson noted the City does not have a view protection ordinance, so the project cannot be denied for that reason.

Irons asked about the possibility of continuing the project in order to allow the Applicant to revise his plans for resubmittal.

Applicant stated he believes the design is more aesthetically pleasing as it is currently.

Hearing no further comment, Johnson closed the Public Hearing.

Commissioners had further discussion regarding:

- Their concerns regarding the potential for conversion into multiple units and support for third party verification and how to not make it overly burdensome
- The outdoor space and view corridor
- The hip roof design

MOTION: Lucas moved the Planning Commission approve the project as presented to include the following action(s):

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit, subject to the Conditions included as Exhibit "B" and the site development plans dated June 29, 2010.

Luhr requested an amendment to the motion to require a third party verification of the proposed conditions and plans at a two year time period.

Lucas did not accept the proposed amendment. The motion was seconded by Irons and carried 3-1.

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

No discussion.

- B. Restrictions/rules on installing gates on driveways for residential and commercial properties.

Wold presented the staff report.

Commissioners discussed with staff existing gates or chains that cover residential and commercial driveways and the associated traffic safety issues and pedestrian risk.

XII. NEW BUSINESS – None

Johnson asked Livick if a sign ordinance workshop would be scheduled soon. Livick said yes. Johnson also asked if the court decision on the Colmer project on Quintana affects the City. Wold said yes, because the project cannot go forward without a coastal permit.

XII. ADJOURNMENT

Johnson adjourned the meeting at 7:52 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, July 19, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary