

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
Monday, December 15, 2008

Chairperson Nancy Johnson

Vice-Chairperson Bill Woodson

Commissioner Michael Lucas

Commissioner Gerald Luhr

Commissioner Gary Ream

Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Joan Drake led the pledge.

III. ROLL CALL

Johnson asked that the record show Commissioner Woodson was absent.

Staff Present: Bruce Ambo, Christine Rogers, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Luhr 2nd to accept the agenda. Vote: 4-0

Johnson stated Item X-B had been pulled and was not expected to be heard by the Planning Commission at any future date.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

Ambo introduced Housing Programs Coordinator Christine Rogers to the Commission. He announced interviews for the Senior and Associate Planners would be held this week.

Ambo reported at the December 8, 2008 Special Meeting, City Council:

- Adopted a Resolution declaring the results of the election
- Presented plaques to outgoing Councilmembers DeMeritt and Peirce
- Administered the Oath of Office to Mayor Peters and Councilmembers Borchard and Smukler

At the regular meeting that followed on the same date, City Council:

- Approved alternate funding for Dial-A-Ride
- Addressed continuation of the emergency provision per the public contract code for the installation of energy recovery equipment
- Heard a status report on the Water Management Plan and made no major changes
- Considered a ban on medical marijuana dispensaries and directed the City Attorney to come back with an ordinance
- Set their annual meeting schedule. Joint Council/Planning Commission Meetings will be March 30 and November 30, 2009
- Appointed council representatives to discretionary boards

- Set the date of January 27, 2009 to hold interviews for Commissioner/Advisory Board vacancies. Ambo encouraged anyone interested to apply.

At the January 12, 2009 meeting, Ambo said City Council would:

- Consider revisions to Title 10 (vehicles and traffic) of the Municipal Code
- Review the permit fees for waterfront projects
- Address continuation of the emergency provision per the public contract code for the installation of energy recovery equipment

VI. PUBLIC COMMENT – None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on November 3, 2008

MOTION: Ream, Luhr 2nd to accept the minutes. Vote: 3-0 (Johnson abstained because she was not present at the meeting)

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

A. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.

Lucas suggested the Commission could hold discussions on topics that didn't require work by staff. Ambo cautioned that most were related to codes and it would be advisable for staff to be involved. Johnson confirmed Public Hearings could be held to collect information as long as no action was taken.

X. PUBLIC HEARINGS

A. Site Location: 545 Napa Street in the R-2 zoning district. Applicant: Alicia Marroquin. The applicant requests Conditional Use and Coastal Development Permits and Parking Exception approvals to demolish an existing one-car garage and substandard carport and construct a new one-car garage with artist studio/guest house above. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption, Class 1, Section 15301). Staff Recommendation: Conditionally approve the project. Staff Contact: Jaime Hill, Associate Planner.

Ambo presented the Staff Report. Johnson asked if there were questions of staff.

Lucas asked if it was possible to restrict adding a second floor on the existing house. Ambo replied a Condition could be added. Luhr clarified setbacks and that an addition of under 1000 feet would not trigger Planning Commission review. Ream requested setback dimensions be noted on all plans.

Johnson opened the Public Hearing. Applicant Alicia Marroquin spoke about her project and said she hoped to get an historical registration for the house.

Carl Pherson stated his concern that views were not protected, reducing people's enjoyment.

Johnson closed the Public Hearing and asked for Commissioner comments.

Luhr stated it was possible to build a legal 2-car garage on the property and he couldn't support the Parking Exception.

Lucas expressed his concern about the lack of articulation on the street side and suggested the upper floor be set back or forward 8 inches.

Ream asked what the City considered the front of the house. Ambo replied the Napa side.

Johnson noted there was a For Sale on the property and asked the owner for clarification. Marroquin said she would probably sell if the project were not approved.

Following discussion, Lucas said he could support the project with a second floor Condition. Ream agreed; Luhr disagreed.

MOTION: Ream, Lucas 2nd to approve UPO-213/ADO-039/CPO-279 subject to the Findings included as Exhibit "A", Conditions included as Exhibit "B", the site development plans dated October 14, 2008 and the addition of Condition #14 stating any second floor addition would require review by the Planning Commission. Vote: 2-2 (Luhr and Johnson opposed)

Ambo suggested the project be continued. He stated the January 5, 2009 was already filled with the State Park EIR and a couple of minor projects.

MOTION: Luhr, Lucas 2nd to continue the project to a date unknown. Vote: 4-0

- B. Site Location: 516 and 524 Shasta Street in the R-2 zoning district. Applicant: Richard and Bay LeMay. The applicant requests approval to subdivide the parcel into three fee-title lots, each of which would be occupied by an existing residence, utilizing the Common Infill Development Regulations. (Recommended CEQA Determination: A Mitigated Negative Declaration was prepared and made available for public comment from November 6, 2008 through November 28, 2008). Staff Recommendation: Conditionally approve the project. Staff Contact: Jaime Hill, Associate Planner, 772-6270.

This Item was withdrawn by the applicants.

XI. OLD BUSINESS

- A. Current Planning Processing List

Ambo noted the revised format.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:20 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, January 5, 2009, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary