

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES 2

(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, November 3, 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

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

II. PLEDGE OF ALLEGIANCE

Woodson led the pledge.

III. ROLL CALL

Woodson asked that the record show Chairperson Nancy Johnson is not present.

Staff Present: Bruce Ambo, Rachel Grossman and Kay Miller

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Lucas 2nd to accept the agenda as presented. VOTE: 4-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the October 27, 2008 meeting, City Council:

- Authorized the City to adopt an agreement with the Department of Boating and Waterways to work on abandoned boats in the harbor
- Approved additional funding from the Department of Boating and Waterways for more planning studies for the State Park Marina Grant
- Authorized recruitment of the Planning Manager at the Senior Planner level and the replacement of the Associate Planner position
- Authorized an extension of the Emergency Resolution for the Desal Plant Energy Recovery System
- Received a presentation from the Buxton Company on retail marketing strategies, and directed staff to come back to City Council with financing options for the study
- Approved affordable housing funding assistance for a 15 unit affordable housing project at 1405 Teresa Drive
- Heard a presentation from Council member Winholtz about establishing landmark trees in the significant vegetation ordinance and tasked PWAB and City Engineer to develop regulations.

At the November 10, 2008 meeting Ambo said City Council would:

- Give authorization to submit a rural transit grant application
- Hear a presentation from the Red Cross on Disaster Preparedness
- Hear a presentation from the committee on the Adopt-A-Tree Program
- Have the item on funding retail marketing strategies come back to council with financing options
- Hear clarifications of the Council by-laws
- Listen to a discussion from the Community Pool Foundation about the need to fund a pool

Ambo clarified to the Commission there are two planner positions approved by Council and the next Planning Commission meeting was postponed because there were no projects. Ambo stated that Ms. Jaime Hill is currently a contract planner for the City.

Lucas asked if staff was aware of a gate that is locked on a public access way located between Hofbrau and Whale's Tail. Grossman stated she has discussed this situation with the Harbor Department and since this lease site has lost its bathroom credit there is no condition requiring the lease site to provide continuous lateral access. Woodson inquired about the status of the photo ad boxes on the Embarcadero. Ambo will check with the Harbor Director.

VI. PUBLIC COMMENT

Bill Martony expressed concern about the small size of the Planning Department staff.

Susan Schneider is concerned about the crosswalk that was removed during construction of the roundabout and would like the Commission to consider revising guidelines for front yard decks.

Melody DeMeritt commented she received disturbing mail smearing political candidates and commented on FAR. Ambo reiterated that due to staff shortages only a certain amount of work would be able to be accomplished, but when projects are ready to go, there would be items scheduled for the Planning Commission Meeting.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on October 20, 2008

MOTION: Ream, Luhr 2nd to approve the minutes as presented. VOTE: 4 – 0.

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.

X. PUBLIC HEARINGS

A.

Site Location: 515 Bernardo Street in the R-1 zoning district. Applicant: Ed Gallardo. The applicant requests Coastal Development Permit and Parking Exception approvals to demolish an existing 564 square foot one-car garage and laundry room. 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: Rachel Grossman, Associate Planner, 772-6261.

Grossman presented the staff report:

- Luhr wanted to know square footage on existing residence, Grossman replied approximately 2000 square feet
- Grossman clarified the no parking exception condition

Woodson opened public hearing asking the applicant or their agent to address the Commission

John McAlpin, representing the applicant, highlighted this project is not an exception for the neighborhood. McAlpin clarified utilities will be vacated on lot 10, and the existing house is approximately 2,000 square feet. Grossman stated the minimum set back for this project is a five foot set back.

Seeing no further comment, Woodson closed the Public Hearing

During discussion, Commission feels the project fits in the neighborhood, expressed concern over conforming two car garage, curious of the location of the laundry room, and lot 10 shall not have a parking exemption as part of this project.

Grossman clarified the laundry room and garage will be demolished and there is no parking exception for lot 10.

MOTION: Woodson, Luhr 2nd to approve the project as presented. VOTE: 4-0.

XI. OLD BUSINESS

- A. Current Planning Processing List
Projects submitted for Administrative Approval (not single-family residential unless in MCR)

XII. NEW BUSINESS

- A. None

XIII. ADJOURNMENT

Woodson adjourned the meeting at 6:50p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, December 15, 2008, at 6:00 p.m.

Bill Woodson, Chairperson

ATTEST:

Bruce Ambo, Secretary