

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, October 20, 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

Lucas led the pledge.

III. ROLL CALL

Woodson asked that the record show Chairperson Johnson is absent.
Staff Present: Bruce Ambo, Rachel Grossman and Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the October 13, 2008 meeting, City Council:

- Approved the authorization to fill the Housing Programs Coordinator position
- Approved the purchase of alternative fuel vehicles for the Parks Maintenance Fleet
- Considered a request to ban smoking in Del Mar Park and directed Staff to not make any changes
- Heard a report on the CalFire proposal and directed the Fire Chief to further the negotiations with a more in depth study comparing our current level of service with the actual cost from CalFire
- The Palm Street abandonment was reviewed and approved again with the elimination of the condition requiring the maintenance of the pedestrian sidewalk
- Authorized Staff to purchase the energy recovery equipment for the Desal plant

Ambo noted this years State water shutdown will be October 27 – November 17 and the City has obtained an alternate source of water for the entire period of the shutdown.

At the October 27, 2008 meeting, Ambo said City Council would:

- Harbor Department is seeking approval to apply for a grant to help with the costs of sinking boats
- Harbor Department is also seeking approval to apply for a grant from the Department of Boating and Waterways, to help pay for the Marina Enhancement EIR
- Authorize replacement of the Planning Manager at a Senior Planner level
- Review the continued item on the Emergency Resolution to continue work on the Desal Plant
- Hear a presentation on retail marketing strategies from Buxton
- Considering a proposal for assistance from the affordable housing fund for the project at 1405 Teresa Drive
- Hear a presentation from the Red Cross on disaster preparedness
- Direct Staff if they want Finance to require a business license for people who do deliveries in town

- Consider a report on changing the business license cycle to 2 years
- City Attorney will bring back a report on procedures for Council
- Review a report from a Councilmember about adding the definition of landmark trees

Luhr asked Staff to confirm that the demo that was done on the project on Barlow and Main that they had inquired about at the last meeting was within the setback. Staff said they were within the setback and the new walls will be built at 18 feet from the property line.

Woodson asked about the Casa de Flores project and if supplemental funds will be a project requirement. Ambo said it is only a request, not a requirement.

Woodson asked when the FAR ordinance will come back before this Commission. Ambo said they will get back to it when Staff levels come back up again.

Woodson asked if we had heard recently from the California Coastal Commission regarding the GP/LCP which they have under review. Ambo said he has not heard anything new.

VI. PUBLIC COMMENT

John Barta reminded the Commission that the Council directed the FAR ordinance to come back with no additional legal non-conformities. He also made the presentation he had done at the Council Meeting on the proposed Conference Center highlighting the parking agreement.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on October 6, 2008

Luhr asked to have the word Embarcadero changed to Barlow at bottom of page 2.

MOTION: Lucas, Luhr 2nd to approve the minutes as amended. 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.

Woodson asked the Commissioners if they would like to put some sort of Future Agenda Item on about FAR. Lucas suggested setting up Public Hearings on some of the smaller topics to help Staff get a clearer direction. Ambo said he doesn't think that would work at this time as Staff is just trying to keep up with the current workload and meet state mandated deadlines. Ream said he understands Staff is not able to bring the ordinance forward at this time, but felt Staff should go to Council to get a new deadline, as this Commission will not be able to meet that deadline due to Staffing issues. Commissioner Woodson asked that the minutes clearly reflect that the Commission will not be able to meet that deadline at this time, so as to clearly respond to the Council's request.

X. PUBLIC HEARINGS

- A. Site Location: 444 Trinidad in the R-1/S.1 zoning district. Applicant: Urban Jensen. The applicant requests Conditional Use Permit approval to construct a 220 square foot habitable floor area addition on an

existing nonconforming residence. 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 highlighting the existing non-conformities of this project. Type-o in Exhibit A on finding H will be augmented to read “habitable living area and an attached one-car garage”.

No questions from the Commissioners.

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

Jason Buckmaster, agent for the applicant, highlighted the small addition request and noted the support from the neighbors.

Urban Jensen, applicant for the project addressed the Commission expressing their interest in making their home more comfortable for their visiting family.

Woodson closed the Public Hearing seeing no further comments.

All Commisisoners spoke in favor of the project.

MOTION: Ream, Luhr 2nd to approve the project as presented including the type-o change in Exhibit A on Finding H by augmenting it to read “habitable living area and an attached one-car garage”. VOTE: 4–0.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

Lucas asked what projects they could expect to see in November. Staff said they have one project tentatively scheduled for the first meeting in November and the other meeting isn’t scheduled yet as two of the residential projects have not been reviewed yet and the other commercial projects are under longer review.

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Woodson adjourned them meeting at 6:45 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, November 3, 2008, at 6:00 p.m.

Bill Woodson, Vice-Chairperson

ATTEST:

Bruce Ambo, Secretary