

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 6, 2008

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:08 p.m.

II. PLEDGE OF ALLEGIANCE

Lucas led the pledge.

III. ROLL CALL

Johnson asked that the record show Commissioner Ream is absent.

Staff Present: Rachel Grossman and Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None.

VI. PUBLIC COMMENT – None.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on September 15, 2008

MOTION: Luhr, Lucas 2nd to approve the minutes as presented. VOTE: 3-0 (Woodson abstained).

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 requested an update on the draft ordinance for FAR at the next meeting.

X. PUBLIC HEARINGS

- A. Site Location: 2678 Greenwood Avenue in the R-1/S.2 zoning district. Applicants: Reva Gonzales and Robert Bear. The applicants request Conditional Use Permit approval to construct a 333 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 non-conformities of the project. There were not any questions of Staff from the Commission.

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

Chris Parker, agent for the applicant, addressed the Commission by presenting a PowerPoint which highlighted the proposed changes and showed what the final project would look like.

Robert Bear, the applicant, addressed the Commission expressing his desire to improve the privacy of their lot and give them a little more living space, while keeping the charm of the beach house.

Johnson closed the Public Hearing seeing no further comments.

Lucas spoke favorably of the project and asked about the location of the proposed chimney and the type of framing the applicant is intending to use for the project. Mr. Bear said he thought the chimney would likely be exposed pipe running right along the ridge and they intended to use stick framing for the project.

Luhr expressed concern about the potential noise from the tankless water heater that is proposed and wanted to have it enclosed to reduce the noise, but spoke favorably of the project.

Johnson asked if plantings were planned; the applicant said they are in favor of providing drought tolerant plants.

Woodson asked if the applicant had considered undergrounding the utilities lines. The applicant said they were in favor of getting rid of the pole, but were concerned about the cost.

During discussion the Commissioners expressed the following questions and concerns:

- Landscaping plan for front and rear of the project
- More specifics about the access easement, in which both parties agree
- Consider undergrounding the power pole, but at least consider undergrounding the utilities to the pole
- Soundproof the tankless water heater

MOTION: Woodson, Lucas 2nd to approve the project as presented as well as include the following revisions:

- #17 shall be revised to read: An access easement for a 10' driveway shall be recorded on the applicant and neighbor's deed prior to building permit final
- Tankless water heater shall be enclosed
- Landscape plan for front and rear yard shall be provided
- Underground the telephone, cable and electric lines to the existing pole

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

Luhr asked about the Triplex on the Embarcadero that was completely demolished and many of the Commissioners expressed their desire to have it come back before the Commission for them to review again since the demolition plan was not followed from what they can remember. Grossman said she would look into it and someone would get back to them on it.

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:02 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, October 20, 2008, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater, Secretary