

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, August 18, 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 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Lucas led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff Present: Bruce Ambo, Rachel Grossman and Kay Miller

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Luhr 2<sup>nd</sup> to accept the agenda as presented. VOTE: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 11, 2008 meeting, City Council:

- Adopted a resolution to amend the master plan and the recreation element to provide a dog park at Del Mar Park
- Approved the cell tower project at 545 Shasta
- Agreed to put a vector control issue on the ballot issued by the County Health Department for mosquito control that will allow the voters to decide if they want to be assessed \$9.00 per household per year
- Approved an alcohol wine tasting room on Morro Bay Blvd. and Main Street

Ambo reported that on the upcoming City Council Agenda for August 25<sup>th</sup>:

- The City Attorney has a review of the medical marijuana dispensary moratorium
- There will be an update on the Chorro Valley Nitrate Study
- The Council will review the Concept Plan and Conditional Use Permit for the temporary Harbor Facilities

Woodson asked Ambo to discuss the goal setting session that City Council held and Ambo replied the City Manager is going to transmit a memorandum to get clarification for ranking projects. Woodson heard the Mayor was going to write a letter to the Coastal Commission every month trying to get them to unwedge the general plan and local coastal plan. Ambo stated that he met with the Coastal Commission staff and they said it would come back to us in October or November of this year. Ambo stated there is a cost estimate of \$300,000 and a time frame of three to five years to complete the update. In regards to the vector control program, Ambo noted that if a city does not participate in the vector control program the fee for city's that do participate in the program will not change.

VI. PUBLIC COMMENT

Johnson reminded the public that this Saturday is Dahlia Days and the Planning Commission and the City Council are having a contest to see who can grow the best dahlia and the Rainwater Harvesting Lecture will be held on September 2<sup>nd</sup> in Los Osos and September 3<sup>rd</sup> in Morro Bay from 6:30pm – 9:30pm

VII. CONSENT CALENDAR - None

*Approval – minutes?*

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: 545 Estero Avenue in the R-1 zoning district. Applicants: Norm and Nancy Williams. The applicants request Conditional Use Permit approval to construct a 146 square foot habitable floor area addition to an existing nonconforming structure. 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.

Lucas stated there was no indication of a loft and wanted the project conditioned with no loft and Grossman said that would not be a problem. Woodson wants clarification of when the storm drain code and ordinance will be required. Grossman clarified that the engineering division is requiring storm water mitigations for substantial remodels and additions and they are not required for this small project.

Johnson opened Public Hearing

Norm Williams (property owner) stated the added space will include a vaulted ceiling and increase the openness of the home and living space. There is no intention of building a loft.

Seeing no further comment, Johnson closed Public Hearing

Lucas questioned the applicant in regards to the project being close to the limit for the roof scape and if the gas fireplace would have a chimney. The applicant stated that the roof was within height limits and the fireplace is direct vent, which acts as a heater. Lucas was concerned that if a loft was added it would increase parking and the applicant assured him there will be no loft. Woodson expressed he would like to see the telephone pole in front of property removed.

MOTION: Woodson, Luhr 2<sup>nd</sup> to approve the project as presented. VOTE: 5-0.

XI. OLD BUSINESS

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

Grossman reported receiving a submittal for a remodel for the Days Inn and they are proposing to be LEED certified.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 6:37 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, September 2, 2008, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater, Secretary