

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, July 21, 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

Johnson led the pledge

III. ROLL CALL

Johnson asked that the record show all Commissioners were present

Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, Kay Miller and Dylan Wade

IV. ACCEPTANCE OF AGENDA

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

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the July 14, 2008 council meeting, City Council:

- Adopted a resolution to install Andrea Lueker as City Manager
- Revised the Master Fee Schedule to include Cost of Living Adjustments
- Authorized Submittal of a Home Grant Application
- Completed the abandonment of the Palm Street property and adopted a resolution with the condition that the liability be shifted to the City of Morro Bay
- Amended Capitol Project Manager description to include licensed Professional Engineer, that position is now Dylan Wade's.
- Provided authorization to recruit for his replacement at a lower level
- Continued the Public Hearing for the Community Development Block Grant for the Redevelopment Feasibility Study until August 4<sup>th</sup> at 4:00pm
- Adopted an extended moratorium on wireless communications facility for forty five days
- Considered a request from the Economic Vitality Corporation for grant funding for a countywide Economic Tourism Study
- Adopted the space needs study to expand the treatment plant
- Discussed the lease management policy for Harbor Department
- Discussed the use of harbor global electric cars
- Set the date for the Management Partners Study Workshop for August 13<sup>th</sup> from 1:00pm to 5:00pm
- Rescinded the wireless community facility denial hearing until August 4<sup>th</sup> at 4:00pm

At the August 11<sup>th</sup> meeting council will:

- Consider a resolution for an off lease dog park in the Del Mar plan

VI. PUBLIC COMMENT

Ken Vesterfelt announced that the Morro Bay Police Association will host a Tip-A-Cop dinner on August 9<sup>th</sup> at the Community Center and the proceeds will go to the Special Olympics.

Johnson announced Dalia Days will be celebrated on August 23<sup>rd</sup> from 1:00pm – 4:00pm at St. Timothy’s Hall

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 16, 2008

MOTION: Ream, Woodson 2<sup>nd</sup> to approve the minutes as presented. VOTE: 5 – 0

B. Approval of minutes from hearing held on July 7, 2008

MOTION: Woodson, Ream 2<sup>nd</sup> approve the minutes with the following conditional changes:

Woodson recommended that condition 26 on the bottom of page four, fifth bullet to add “and curb”. Amend condition 28 to read: “the current material of the private driveway shall match the future improvements of parcel 19”

VOTE: 5 – 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: 155 Capri Street in the R-1/S.2A zoning district. Applicants: James and Jonel Mueller. The applicants request Conditional Use Permit approval to construct a 570 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

Grossman presented the staff report:

- Clarifying that the applicant will comply with storm water run off and will have a permeable driveway during the building permit phase
- Stating that covered porches with two or more sides count as lot coverage
- Clarifying that the roof deck is above the 14’11” which is grandfathered in at this point

Johnson opened Public Hearing

Mark Allen, the designer and agent for the project introduced himself and made himself available for questions.

Johnson closed the Public Hearing seeing no further comment

Commission discussed demolition plan, decks and material at grade level, drainage, green building techniques and ways to save vegetation. Commission deliberated on roof deck height requirements, porches and supporting posts.

MOTION: Woodson, Luhr 2<sup>nd</sup> approve the project with the following conditions:

- The roof deck shall meet maximum height requirements of 14’ above average natural grade of the building footprint
- If there is any rehab to the existing porch area that any post shall meet the required 15’ setback or it shall be cantilevered

VOTE: 5 – 0

B. Site Location: 715 Harbor Street in the G-O/S-4 District. Applicant: Morro Bay Fire Department. The applicant requests a Minor Use Permit and Coastal Development permit to construct new living quarters and administrative building to replace the existing structure already removed that was damaged by an earthquake. The site is located outside of the Coastal Commission's Appeal Jurisdiction but is appeal able to the Coastal Commission due the type and expense of the facility. (Recommended CEQA Determination: Categorical Exemptions, Class 1, 2 and 3, Section 15301, Section 15302, & Section 15303). Staff Recommendation: Conditionally approve the project. Staff Contact: Mike Prater, Planning Manager, 772-6261

Prater presented the staff report and addressed the following questions and concerns from the Commissioners:

- The long term plan life cycle costs
- Would prefer to have solar and green technology added to the plans
- The usage and the height for the two towers at the Fire Station
- Why an elevator is required for the second floor
- Why the need for a library and classroom
- Confirmed the two utility poles in front of the Fire Station will be underground

Johnson opened Public Hearing

Dylan Wade, Applicant's Representative addressed the Commissions concerns and clarified the following:

- The building is designed for a 50 year life cycle
- Phase I will be completed in November 2008 and would like to see Phase II start simultaneously
- One of the towers will be used for ladder training exercises and the other tower adds natural lighting
- The elevator complies with the ADA requirements
- The library and classroom also serve as an EOC – Emergency Operation Center

Roger Ewing supports the project and it's use of green technology

Seeing no further comment Johnson closed Public Hearing

MOTION: Woodson, Luhr 2<sup>nd</sup> 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)

1. None

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 8:10 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, August 4, 2008, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater, Secretary