

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, March 17, 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

Ambo led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, and Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Luhr 2<sup>nd</sup> to accept the agenda with item B continued to a date uncertain. Vote: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo announced at their March 10, 2008 meeting City Council:

- Set a goals and objectives workshop with the Department Heads in late spring or early summer
- Fine tuning a letter to State Parks about parks closures

Ambo said at their March 24, 2008 meeting City Council would:

- Consider giving authorization to fill the Administrative Utilities Technician position
- Hold a Public Hearing to approve a resolution to submit the CDBG Application for the next cycle of funding
- Hear an update on the Harborwalk Project
- Hold a hearing on the concept plan for the GAFCO/Virg's/Thai Boat project
- Hear the appeal of the project at 1140 Front Street
- Hold a public hearing to discuss the recent Morro Valley Nitrate Study

Ambo announced the seminar being held on March 24, 2008 from 1 – 3 p.m. the guest speaker will be Donald Shoup.

VI. PUBLIC COMMENT – None.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on March 3, 2008

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

- B. Acceptance of final map for approved condominium conversion for mixed-use project located at 1190 Main Street. (S00-076/CP0-241)

Woodson asked to have item B pulled and asked Staff to confirm the Conditions of Approval that are being approved by the Commission tonight. Prater confirmed those conditions and stated all have been met.

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

## VIII. PRESENTATIONS

- A. Historic Town of Morro Foundation by Alicia Marroquin

## IX. FUTURE AGENDA ITEMS

- A. Pedestrian pathway and circulation plan.
- B. Secondary unit design competition and consideration to waive development fees for secondary units.
- C. More effective announcement of Planning Commission agendas.
- D. Develop a specific list of items all projects have on the plans before going to Planning Commission. A sub-committee should work with staff to develop a list.
- E. Review MBMC 12.08.040 – Master Tree List

## X. PUBLIC HEARINGS

A. Site Location: 665 Elena Street in the R-1/S.2 zoning district. Applicant: Mary McCrea. The applicant request Conditional Use Permit and Variance approvals to construct a 534 square foot addition, a two-car garage addition and raise an existing nonconforming residence five feet higher. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorically exempt, Class 1, Section 15301). Staff Recommendation: Conditionally approve the project.

Commissioners Lucas and Ream stepped down for this project due to the proximity of their residences to the project site. Grossman presented the Staff report highlighting the requested variances.

Luhr questioned if the height is within the requirement and Staff clarified the height is within the limit for a house that has proper setbacks, but this increase in height takes place in the setback area.

Woodson asked how the setbacks on Juniper and for the interior were determined. Grossman clarified.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission. Tom Martin, agent for the applicant, addressed the Commission commenting on Staff concerns with approving the height variance and asked the Commission to approve the project as presented by the applicant.

Betty Meachum spoke against the project as presented noting her concern about the size of the house and the lot coverage.

Wilford Meachum expressed his concern about traffic issues on the corner of Juniper and Elena.

Michael Lucas speaking as a neighbor and citizen noted his support of the project and appreciated their design.

Gary Ream speaking as a neighbor and citizen noted his support of the project as designed by the applicant.

Seeing no further comments, Johnson closed the Public Hearing.

Luhr asked the agent for the applicant Tom Martin if they looked at any other roofline options. Mr. Martin confirmed they had looked at other options, but it would breakup the floor plan too much.

Woodson highlighted the ideas he considered when reviewing this project and did not feel he could not approve the project as presented by the applicant or with Staff's conditions.

Luhr likes the plan but has concern with setting a precedent for the height increase in the setback and asked Staff if this would be a concern for them. Grossman clarified their concern with the height increase in the setback and felt Staff's conditions were a compromise for the City and the applicant.

Johnson stated she has mixed feelings and can see both sides of the issue and confirmed with Staff that the only way for an approval tonight is a unanimous vote. Grossman confirmed that any vote besides a unanimous vote is a denial.

Woodson restated he did not want to approve the project, as he felt it would cost less and be a better project if they demolished the existing structure and built a new house.

Luhr was in favor of approving the project with Staff's conditions.

Johnson stated the Commission needed to decide if they are going to deny the project or continue it.

Mr. Martin stated they did not want to design the project with the garage on Elena due to the traffic issues. They would prefer to design the house in compliance with the exception of the garage encroaching into the setback. Luhr said he noted that if they approve the project as Staff has recommended the applicant could build the project without coming back to the Commission. Woodson expressed his concern with approving it in that manner without speaking to the applicant. Luhr noted Mr. Martin is present speaking on behalf of the applicant.

MOTION: Woodson, Luhr 2nd to approve the project as presented with Staff's recommendations including the findings in Exhibits A & B, not allow the raising of the 5 feet of the original dwelling but to allow the addition of the garage and the studio to encroach upon the setback on Juniper but the setbacks on the garage shall be pushed to the inside setback limit.

Prater asked for clarification on the setback. During discussion Woodson said he felt the setback could be more than the 10-foot setback that is suggested.

VOTE: 0 – 3

MOTION: Luhr, Woodson 2<sup>nd</sup> to approve the project allowing a variance for a 10-foot setback for the garage but deny the other 2 variances.

Woodson asked Staff if this motion makes it clear that the Commission wants to see a teardown and rebuild. Staff said no, that it allows the applicant to design the project with a 10-foot setback for the garage off of either street and that they have to meet the other setbacks and also allows them the option for a teardown and rebuild as well.

VOTE: 3 – 0.

B. *This item is requested to be continued.*

Site Location: 247 Main Street in the H District. Applicant: Frank Loving. The applicant proposes to re-occupy a water lease site 35W-36W for tying up boats. This site is located inside of the Coastal original Jurisdiction. (Recommended CEQA Determination: Exemption Class 1). Staff Recommendation: Conditionally approve the project.

Woodson asked why this item would be coming before this body and Staff clarified this body is the authority for use permits and that is what the applicant would be asking for.

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. 655 Ste A Morro Bay Blvd; Outdoor display and sales

Johnson asked what business will be going in at 655 Morro Bay Blvd. Staff stated a second hand store that is already located someplace else in the City.

Ream asked for an update on the Colmer project. Staff updated the Commission.

Woodson asked about the project on the corner of Main and Hwy. 41. Staff updated the Commission.

Woodson also asked for clarification on the Harbor Department modular building. Staff updated the Commission.

XII. NEW BUSINESS - None.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:40 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, April 7, 2008, at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Michael Prater  
Secretary