

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, September 18, 2006

Chairperson (Vacant)
Vice-Chair Bill Woodson Commissioner Gary Ream
Commissioner Nancy Johnson Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Woodson called the meeting to order at 6:04 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Ream led the pledge.

III. ROLL CALL

Woodson asked that the record show all Commissioners are present.
Staff Present: Bruce Ambo, Rachel Grossman, and Kimberly Peeples

IV. ELECTION OF NEW CHAIR AND VICE CHAIR

Woodson suggested rotation of the Chair position, until the fifth seat is filled after the first of the year. Ambo concurred that rotation of the Chair position is an acceptable option if the Board was in favor of that option.

MOTION: Johnson, Ream 2nd to rotate the Chair position alphabetically until the fifth seat is filled after the first of the year, with the exception of those who do not want to be Chair. VOTE: 4-0.

Woodson stated he would continue chairing the meeting tonight, with the approval of the other Commissioners, and the rotation of the Chair position would begin next meeting beginning with Nancy Johnson, followed by Robert Tefft and then Bill Woodson. Gary Ream preferred to not hold the Chair position. Ambo clarified how the Vice-Chair position would be addressed. It was clarified that the Vice-Chair position would also rotate and would be the person next in order alphabetically.

V. ACCEPTANCE OF AGENDA

MOTION: Tefft, Johnson 2nd to accept the agenda. Vote: 4-0.

VI. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the September 11, 2006 meeting, City Council:

- Authorized the alternative analysis of the wastewater treatment options for the Chorro Valley.
- Heard the first reading and introduction of the vacation rental ordinance.

At the September 25, 2006 meeting, Ambo said Council would:

- Hear the appeal of the State Parks Sewer Project.
- Discuss setting a date for a joint Planning Commission meeting, which Staff will recommend postponing until after the first of the year when the new Planning Commission seat will be filled.

Ambo also noted a potential future Planning Commission agenda item for the stairway along the Embarcadero at Driftwood.

Woodson questioned if the crosswalk on South Bay Boulevard for the new Colmer project will be moving forward or has it been eliminated from the project. Ambo said he is not aware of any changes in the Planning Commission conditions of the project.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on September 5, 2006

MOTION: Ream, Tefft 2nd to approve the minutes as presented. VOTE: 4-0.

VIII. PRESENTATIONS – None.

IX. ORAL COMMUNICATIONS – None.

X. FUTURE AGENDA ITEMS – None.

XI. PUBLIC HEARINGS

- A. Site Location: 170 Azure Street in the CRR/PD Zoning District. Applicant: Judy Yannarell and Tim Munsil. The applicant proposes to construct a 2,303 square foot single-family residence and associated 441 square foot garage. This site is located inside the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15301). Staff Recommendation: Conditionally approve the project. Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman presented the Staff report. Ream questioned drainage and lack of plants in the rear area of the yard and his hope they will have potted plants. Tefft questioned the distance between the wall of the house and the public easement.

Woodson opened the Public Hearing and asked the applicant to address the Commission. Laura Gough of Studio 2G, agent for the applicant, addressed the Commissioners concerns.

Seeing no further comments, Woodson closed the Public Hearing.

During discussion the Commissioners all expressed approval of the project.

MOTION: Tefft, Johnson 2nd to approve the project as presented. VOTE: 4-0.

- B. Site Location: 437 Kings Avenue in the R-1 Zoning District. Applicant: Susan Shaw. The applicant proposes to construct a 775 square foot addition to an existing nonconforming residence. This site is located outside the Coastal Commission's Appeal Jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15301). Staff Recommendation: Conditionally approve the project. Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman presented the Staff report highlighting the alternate garage options available. Ream questioned if the review of the project would be different if the “sitting room” would have been titled as a “bedroom”. Ream also clarified the total lot coverage and the proposed decking for the project. Tefft suggested another possible location for the garage. Woodson questioned if a granny unit could be added to the top of a detached garage.

Woodson opened the Public Hearing and asked the applicant to address the Commission. Doug Faner, agent for the applicant, addressed the Commissioners concerns.

Seeing no further comments, Woodson closed the Public Hearing.

Johnson was in favor of a detached two-car garage in the rear yard. Ream was in agreement, but expressed concern for the financial affects on the applicant. Tefft felt the current pattern in that area is to require the two-car garage and believes that should hold true for this project. Woodson questioned the retaining wall and any excavating that would have to be done if the two-car garage was required. The Commissioners expressed financial concerns and the feasibility of doing the side-by-side two-car garage.

Susan Shaw, applicant, addressed the Commission and expressed her inability to finance the project should the two-car garage be required. Ream said he would be opposed to the two-car garage due to the applicant’s inability to finance the project with that requirement. Tefft asked if a condition could be placed on the project to require a two-car garage for any future additions. Woodson and Johnson both felt the two-car garage should be required as a condition of approval for this project.

MOTION: Ream, Johnson 2nd to continue the item when a fifth Commissioner is available. VOTE: 4-0.

XII. OLD BUSINESS

- A. Current Planning Processing List - Projects submitted for Administrative Approval (not single-family residential unless in MCR)
 - 1. None

XIII. NEW BUSINESS – None.

XIV. ADJOURNMENT

Woodson adjourned the meeting at 7:10 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, October 2, 2006, at 6:00 p.m.

Bill Woodson, Chairperson

ATTEST:

Michael Prater
Secretary