

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 21, 2009

Vice-Chairperson Commissioner Gerald Luhr	Chairperson Nancy Johnson Bruce Ambo, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Luhr led the Pledge of Allegiance.

III. ROLL CALL

All Commissioners are present.

Staff Present: Bruce Ambo, Kathleen Wold and Kay Merrill.

IV. ACCEPTANCE OF AGENDA

MOTION: Luhr/Lucas 2nd to continue Item A to the November 16, 2009 Planning Commission Meeting.

VOTE: 4-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 24, 2009 City Council:

- Closed out the grant for the Community Development Block Grant (CDBG) for the Planning Technical Assistance Grant the City obtained for the Redevelopment Feasibility Study
- Approved modification of the project description (shifted proposed plant slightly southward) for the proposed plans for the sewer treatment plant at the September 8th JPA Meeting
- Accepted a Notice of Completion for the roundabout and rehabilitation of Morro Bay Blvd.
- Listened to a hearing regarding the Embarcadero properties to stimulate rentals and at the next meeting Council will come back with a resolution to adopt strategies for business retention
- Had a follow up discussion on the Once-Through Cooling and directed the City Attorney to attend a meeting about State Regulations
- Identified a lease holder for the Whale's Tale Restaurant
- Acted to Surplus the 1985 Trolley
- Discussed Mayor and Council Terms and changing the Mayor's term from 2 year to a 4 year term
- Discussed putting primary issues on the ballot
- Will discuss land uses south of tidelands at the 9-24-09 meeting
- Will have a general policy discussion as to whether or not the City will continue to provide water services outside the City limits
- Had follow up discussion on the Business Enhancement Strategies for the Embarcadero

- Will declare a water emergency and institute mandatory water conservation at the September 28, meeting. The tentative State water shut down will begin Oct. 19, and last 3 weeks
- Will hear the Declaration of Anthony's Embarcadero property and the parking lot and Council would like to declare this a surplus property
- Will have a follow-up discussion on the City's noticing policy

Johnson asked Commission if they had any questions for staff:

Diodati asked if there was an update AB 811?

Ambo responded an e-mail will be sent to him with an update

Diodati asked will there be new dredging activity?

Ambo responded the Core of Engineers will be dredging the ship channel and administers that contract

Luhr asked if the sewer plant EIR will come before the planning commission for review

Ambo replied, yes it will, as the project requires a CUP

Luhr asked if the wells have been tested for the upcoming State Water shut down

Ambo said yes and the brackish train is up and running

Luhr asked what are the limitations for the dredging

Ambo replied the ship channel and north of the creek

Johnson asked what are the final dates to apply for the empty Planning Commission vacancy and interview dates

Ambo stated the final date to apply is Wednesday, September 23rd by 5:00pm and the interviews will be conducted at 5:00pm on Monday, September 28th

Ambo stated this Thursday there will be a follow-up to the Goal's Workshop in relation to the Management Partners Report on the Organizational Study at the Community Center starting at 9:00am

VI. PUBLIC COMMENT

Johnson opened Public Comment

- Hunter Kilpatrick announced the Harbor Festival to be held on October 3rd and 4th and invited the public to attend
- Bill Martony supports his neighbors building at 285 Main Street and stated the Avocado Festival was a great success. He encouraged the City to look into new technology to reuse water with the upgrade of the sewer plant

Seeing no further comment, Johnson closed Public Comment

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 3, 2009.

MOTION: Luhr/Lucas 2nd to approve the minutes as presented.

VOTE: 2-0 (Diodati and Lucas abstained)

B. Approval of minutes from hearing held on August 17, 2009 with the following corrections:

Page 4, Item C, Paragraph 1 "is a forward motion" should be "in a forward motion"

MOTION: Lucas/Luhr 2nd to approve the minutes with correction.

VOTE: 3-0 (Diodati abstained)

C. Applicant, Cathy Novak, requests approval to name a private driveway along parcels 068-340-15 & 16 Agave Drive providing additional opportunities for street addressing.

MOTION: Luhr/Lucas 2nd to approve as presented

VOTE: 4-0

D. Interpretation on decks in the front yard setback and what elements are allowed on them.

Luhr asked Wold if she was going to do any more presentations other than the written memorandum

Wold responded no

Discussion continued between Planning Commission and Staff regarding decks and the written memorandum

VIII. PRESENTATIONS – Item scheduled was continued.

IX. FUTURE AGENDA ITEMS

- A. Gates on the Embarcadero Harborwalk
- B. Downtown Visioning
- C. Restrictions/rules on installing gates on driveways for residential and commercial properties

Luhr asked Wold about porches

Wold will do research on porches and bring the information back to the Planning Commission which will include: encouragement of raised front porches, porches are allowed in the front setback and are not be counted in the lot coverage calculations, open on at least 2 sides, and clear delineation on the front side which includes railing of at least a 6” elevation change

Discussion between Planning Commission and Wold regarding the sequence of Future Agenda Items. Planning Commission states that A. Gates in the Embarcadero Harborwalk is complete and will be removed. Item B shall be noted to be the responsibility of the Subcommittee of Commission, not staff. Then item C remains and the porch shall be noted as item D

X. PUBLIC HEARINGS

Johnson Opened Public Hearing

A. Continued from Planning Commission meeting of August 3, 2009

Site Location: 285 Main Street, R-1/PD zone

Applicant: John and Alair Hough

Request: Conditional Use Permit UPO - 269 /Coastal Development Permit CPO- 307 to allow demolition of an existing garage and construction of a new 2 car garage with a 400 square foot guest house addition. This site is located inside the Coastal Commission Appeals Jurisdiction.

Recommended CEQA Determination: Categorically Exempt, Class 1, section 15301

Staff Recommendation: Conditionally approve.

Staff Contact: Kathleen Wold, Senior Planner 772-6211

Applicant has requested a continuance to the November 16, 2009 meeting.

Johnson stated this will need to be re-noticed and closed Public Hearing

XI. OLD BUSINESS

A. Current Planning Processing List

Johnson asked for clarification in regards to a Planning Commissioner being absent yet still allowed to vote on an item

Wold responded if a Commissioner was absent from a meeting they need to review the tape and read the minutes and then they can vote

Luhr asked about the temporary Marina restrooms in the State Park

Johnson replied this project has been approved and Wold will verify

XII. NEW BUSINESS

- A. Diodati wanted to know who determines the length allowed for presentations of a civic nature

Wold replied it depends on the discussion but what staff does require is an outline of the topic prior to agendaizing an item
Diodati stated it sounds as if it is up to the discretion of staff
Johnson stated the applicant makes a request to staff and staff determines if the request is warranted
Diodati stated if staff puts something on the Agenda and staff does not want to do a presentation, then the applicant should have a mechanism to come to the Planning Commission for relief

XIII. ADJOURNMENT

Johnson adjourned the meeting at 6:56 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, October 5, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary