



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 October 5, 2009

Nancy Johnson, Chairperson
Vice-Chairperson Gerald Luhr
Commissioner Michael Lucas
Commissioner John Diodati
Commissioner Jamie Irons
Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Christine Rogers led the Pledge of Allegiance.

III. ROLL CALL

Chair Johnson welcomed the new Planning Commissioner, Jamie Irons, who provided a brief personal introduction. Chair Johnson asked the record show all Planning Commissioners present. Staff present included Bruce Ambo, Kathleen Wold and Christine Rogers.

IV. ACCEPTANCE OF AGENDA

MOTION: Lucas, Luhr 2nd to accept the Agenda. VOTE: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

Mr. Ambo reported that September 24, 2009, the City Council:

- ◆ Acted to Proclaim October as Ride Share Month.
- ◆ Discussed Policy on extending Water Services outside the City limits.
- ◆ Adopted a resolution identifying strategies to enhance business and reduce vacancies on the Embarcadero.
- ◆ Updated and accepted a letter regarding Once Through Cooling Policy.
- ◆ Directed Staff to begin instituting Mandatory Water Conservation Measures effective October 19, 2009, in relation to the State Water Shutdown.
- ◆ Acted to Surplus or Sell the former Anthony's property building on Embarcadero and Market Streets, and the Parking Lot on the northeast corner of Embarcadero and Pacific Streets.

Mr. Ambo reported that October 12, 2009, City Council will:

- ◆ Discuss further the Intent to Sell.
- ◆ Review a Resolution to Approve a Business License Application for an Arcade at 725 Embarcadero Road
- ◆ Receive an Update on Mandatory Water Conservation Measures.

Mr. Ambo provided information on the Housing Element Update, stating it is anticipated to return for Planning Commission review on October 19, 2009.

Mr. Lucas asked if the Mandatory Water Conservation Measures were primarily related to vehicle and driveway washing, etc., rather than commercial uses. Mr. Ambo clarified that both residential and commercial uses are addressed.

Mr. Lucas asked if there is comparison data available related to recent conservation efforts and the per capita use. Mr. Ambo responded that the City is one of the most conservative in the State. He stated that a mailing will be going out in the near future outlining the mandatory measures.

Mr. Lucas inquired as to the interest level of the San Jacinto Fire Station property that had been listed for sale. Mr. Ambo responded that he was aware of no offers.

VI. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

Chair Johnson opened the Public Comment.

Gary Hickson – Spoke in favor of the Roundabout and encouraged participation in the public hearing process.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on September 21, 2009

Mr. Luhr requested the following revisions:

- ◆ Page 2, Second Paragraph, “Diodati asked if there was an update on AB 85...”, should be “AB 811”.
- ◆ Page 4, amend to read, “Diodati stated if staff did not want to put 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 .”

MOTION: Lucas, Diodati 2nd to approve the minutes as amended. VOTE: 4-0, Mr. Irons abstained.

VIII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

IX. FUTURE AGENDA ITEMS

- A. Downtown Visioning.(Planning Commission Subcommittee)
- B. Restrictions/rules on installing gates on driveways for residential and commercial properties.
- C. Research information on allowing front porches within the front setback.

X. PUBLIC HEARINGS

- A. **Application:** CPO-390
Site Location: 3440 Toro Lane
Applicant: Robert & Paula Coomer
Request: Applicant is requesting approval of a Coastal Development Permit to allow the installation of a new driveway to include excavation, removal of landscaping and the installation of approximately 2600 square feet of new pavers, retaining walls and new landscaping.
Recommended CEQA Determination: Categorically Exempt, Class 32, Section 15332
Staff Recommendation: Conditionally approve.
Staff Contact: Kathleen Wold, Senior Planner 772-6211

Kathleen Wold presented the Staff Report. She pointed out that conditions have addressed stormwater management and additional planning review prior to any gate installation.

Ms. Wold addressed the Commission’s concerns related to drainage and development impacts to the creek and environmentally sensitive habitats, and the potential to add an additional requirement regarding Planning Commission review any gate installation proposal.

Mr. Irons asked for confirmation that adequate emergency access to the electrical meter exists. Ms. Wold deferred to the applicant.

Chair Johnson opened the Public Hearing and invited the Applicant to come forward.

Robert Coomer noted that the property was purchased with the intent of utilizing it as a vacation home initially, and ultimately a retirement home. Driveway modifications are related to aesthetics and safety. Addressed the existing and proposed drainage conditions stating he did not anticipate significant runoff based upon his experience with the site.

Chair Johnson opened the Public Comment period. See no further comments, Chair Johnson closed the Public Comment.

The Applicant reviewed the location of the drainage facilities and gravel basin, slope, and flow patterns, stated he does not anticipate significant runoff. He confirmed that a survey had been completed and no existing City infrastructure was identified. The location of the meter box was addressed, as well as clarification that the breakers are located on the interior of the house. The Applicant stated the existing landscaping that is proposed to be retained, and very low maintenance drought tolerant plantings to reduce maintenance requirements.

MOTION: Luhr, Lucas 2nd to conditionally approve the project CPO-309 by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”;
- B. Approve CPO-309 subject to the Findings and Conditions included as Exhibit B and the site development plans dated July 22, 2009, with the amendment of Planning Condition #1 to add, “and Planning Commission.”

VOTE: 5-0

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Ms. Wold responded to the previous inquiry regarding the California Parks Item #5 confirming it can be removed from the list. The Coastal Commission issued a waiver to the Coastal Development Permit and the City determined the project was minor.

Ms. Wold stated she received the redline changes to the Draft Housing Element Update from the Consultant this afternoon and will email for review, as well as provided a hardcopy printed in color to facilitate identification of the changes.

XII. NEW BUSINESS

A. None

Mr. Diodati inquired about the timing of proposals for agenda items to be reviewed at the Joint City Council/Planning Commission meeting. It was agreed this would be added to the agenda for the next meeting.

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, October 19, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary