

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, December 15, 2008

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ACCEPTANCE OF AGENDA

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

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.

VII. CONSENT CALENDAR

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

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. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.

X. PUBLIC HEARINGS

A. Site Location: 545 Napa Street in the R-2 zoning district. Applicant: Alicia Marroquin. The applicant requests Conditional Use and Coastal Development Permits and Parking Exception approvals to demolish an existing one-car garage and substandard carport and construct a new one-car garage with artist studio/guest house above. 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: Jaime Hill, Associate Planner.

- B. Site Location: 516 and 524 Shasta Street in the R-2 zoning district. Applicant: Richard and Bay LeMay. The applicant requests approval to subdivide the parcel into three fee-title lots, each of which would be occupied by an existing residence, utilizing the Common Infill Development Regulations. (Recommended CEQA Determination: A Mitigated Negative Declaration was prepared and made available for public comment from November 6, 2008 through November 28, 2008). Staff Recommendation: Conditionally approve the project. Staff Contact: Jaime Hill, Associate Planner, 772-6270.

- XI. OLD BUSINESS
 - A. Current Planning Processing List

- XII. NEW BUSINESS – None

- XIII. ADJOURNMENT
 - Adjourn the meeting to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, January 5, 2009, at 6:00 p.m.