

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

City of Morro Bay Community Center
Regular Meeting, 6:00 p.m.

1001 Kennedy Way, Morro Bay
Monday, February 1, 2010

Chairperson - Nancy Johnson

Vice-Chairperson - Gerald Luhr
Commissioner - Jamie Irons

Commissioner - Michael Lucas
Commissioner - John Diodati

Bruce Ambo - Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Dan Doris led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

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

IV. ELECTION OF CHAIR AND VICE-CHAIR

Luhr nominated Johnson for Chair and Lucas 2nd VOTE: 5-0

Johnson nominated Luhr and Lucas 2nd VOTE: 5-0

V. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

VI. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the January 25, 2010 meeting, City Council:

- Heard about the proposed schedule for the 2010/2011 budget
- Expressed an interest in goal setting with the budget process
- Adopted an ordinance establishing a local business preference program
- Heard an update on Fire Station 53 Funding
- Discussed consideration of placing a TOT (Transient Occupancy Tax) on the November ballot
- Listened to a presentation from the 4th of July Committee to file a fee waiver
- Listened to Councilman Noah Smukler's presentation on water reclamation alternatives
- Heard a presentation regarding the unmet bike needs from the Bike Committee
- Discussed Council Sub-Committee internal appointments

At the upcoming meeting on February 8, 2010 Ambo said City Council will:

- Consider the approval of the Budget Calendar
- Hear a status report on water usage
- Hear from the City Attorney regarding medical marijuana dispensaries in the City
- Hear a presentation from the Economic Vitality Corporation on the SLO Regional Airport
- Consider recommendations from the Citizens Oversight Committee for Proposition Q, the local sales tax

Johnson asked if there were any questions

- Luhr asked about the unmet bike needs and about a County bike path. Ambo stated there are proposals from SLOCOG (San Luis Obispo Council of Governments) and the City Engineer will have more information in the future Planning Commission meetings.
- Johnson asked if there would be public input for the goal setting for the proposed budget. Ambo said yes, it will be a public meeting
- Diodati asked if the bike plan presentation was going to be a final bike plan. Ambo replied no, the Planning Commission is part of the process.

VII. PUBLIC COMMENT - None

VIII. CONSENT CALENDAR - None

IX. 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.

Dan Doris, the City's Building Official, gave a presentation on Graywater Systems highlighting the following:

- Doris defined graywater
- The State of California's Housing and Community Developments developed new regulations which has a four-tier approach for the plumbing code
- City Council adopted a green building incentive program which gives a rebate on the building and plan check fee and a graywater rebate

Johnson asked if the Commission had questions.

- Diodati asked if the high water level test is part of the building permit fee, could staff do it or do you have to hire somebody to do it? Doris stated the owner is responsible for the testing. He clarified all new construction requires a soil report and some areas require a geotechnical report.
- Doris defined graywater for Johnson and stated graywater booklets are available at Public Services and information is on the website.

X. 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.
- D. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan.
- E. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

XI. PUBLIC HEARINGS

A. **Site Location:** 221 Main Street

Applicant: Dan Yates

Request: Conditional Use Permit #UP0-279 for a 178 square foot addition of living space and Parking Exception #AD0-048 for an open tandem parking space. This site is located within 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

Wold presented the staff report.

Johnson asked if the Commission had questions for staff.

- Wold clarified that an increase of not more than 10,000 sq.ft. qualifies for a CEQA exemption.
- Luhr asked about the public easement access. Wold responded the applicant would address that issue.
- Irons asked if there is common access easement for the driveway. Wold responded yes.
- Diodati wanted clarification on the number of bedrooms and bathrooms. Wold stated 2 bedrooms and 3 bathrooms.
- Wold clarified the enclosed garage is 9ft. x 21ft. and the tandem space is 9ft. x 20ft.
- Lucas expressed concern because this project is only 25% of lot coverage and an enclosed tandem parking garage would not be possible because it would impact the easement. Wold stated that is correct.
- Luhr asked about retaining walls that are failing. Doris stated the walls would be repaired.

Johnson opened Public Hearing

Bob Crizer (representing the applicant) presented the project.

Johnson asked the Commission if they had questions for Crizer.

- Irons asked if the pedestrian access way is public or private. Crizer responded it is private and clarified there is a common driveway easement.
- Crizer clarified the boat slips are held as a master lease agreement between Crizer and the City and Crizer has long-term leases with the residents.
- Crizer clarified it is the owners responsibility to have easement access for parking for the residents.
- Dorothy Cutter stated she disliked the project and requested the Commission to deny it.
- Bill Martony expressed concern that the project will block sunlight coming into his property.

Hearing no further public comments, Johnson closed Public Hearing

At Luhr's request, Johnson re-opened the Public Hearing

Luhr asked about shortening the room to allow more sunlight for Martony. Dan Yates (applicant) responded the drawings were revised to allow more sunlight.

Hearing no further public comments, Johnson closed Public Hearing.

Commission and staff discussed the history of this property and parking issues.

MOTION: Luhr to conditionally approve the project, Diodati 2nd

VOTE: 3-2 (Lucas and Johnson opposed)

XII. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program
- B. 2009 Annual Water Report

XIII. NEW BUSINESS

- A. None

XIV. ADJOURNMENT

Johnson adjourned the meeting at 7:42pm to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, February 16, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary