

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, March 15, 2010

Vice-Chairperson Gerald Luhr
Commissioner Jamie Irons

Chairperson Nancy Johnson

Commissioner Michael Lucas
Commissioner John Diodati

Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:05 p.m.

II. PLEDGE OF ALLEGIANCE

Johnson excused the Pledge of Allegiance.

III. ROLL CALL

Chairperson Johnson noted that all Commissioners are present.

Staff Present: Andrea Lueker, Rob Schultz, Rob Livick, Kathleen Wold, Genene Lehotsky and Cindy Jacinth.

IV. ACCEPTANCE OF AGENDA

MOTION: Luhr/Diodati 2nd, Agenda accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick reported at the March 8, 2010 City Council:

- Heard an appeal on the Parcel Map on Agave and upheld the Planning Commission but modified a condition to eliminate the requirement for the second story to be 80% of the first story and maintained the square footage to 2,000 livable square feet as a maximum home size
- Heard an appeal of a Minor Use Permit to convert residential to commercial use. City Council upheld the Planning Commission's decision to approve the conversion and accommodate the parking in the front parking area while maintaining the trash behind the existing fence.

Livick stated at the March 22, 2010 City Council will:

- Consider proposed transit changes
- Review a draft ordinance regulating wireless cell towers
- Receive a report on the status of the A-frame sign program
- Appoint a subcommittee for Chorro and Morro water rights and licenses
- Authorize contract execution with Cal Trans to accept \$480,00 in Recovery Act funding for North Main Street bike lanes

VI. PUBLIC COMMENT

Johnson opened the public comment period. Seeing no public comment, Johnson closed the public comment period.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on March 1, 2010.
MOTION: Irons/Luhr 2nd to approve the minutes as presented VOTE: 5-0

VIII. PRESENTATIONS – None

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.
- 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.

X. PUBLIC HEARINGS

The following items have been continued to the April 5, 2010 Planning Commission Meeting.

- A. **Site Location:** 595 Anchor
Applicant: Ann Traven and Barbara Nordin
Request: The applicant requests a Variance (AD0-050) from the required front and exterior side setbacks to allow the construction of a swimming pool.
Recommended CEQA Determination: Categorically Exempt pursuant to Section 15332, Class 32
Staff Recommendation: Consider the Variance and take appropriate action.
Staff Contact: Kathleen Wold, Senior Planner, (805) 772-6211

- B. **Site Location:** 575 and 591 Embarcadero
Applicant: Smith Held
Request: The applicant requests Precise Plan approval via a Use Permit (UP0-140) for the demolition of existing buildings and construction of two commercial lease sites and six hotel rooms. Existing docks will be removed and replaced with one floating dock. An existing deck will be reconstructed within the same footprint and a vertical access way from Embarcadero Road through the project site is proposed to connect to a proposed boardwalk.
Recommended CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Consider the Precise Plan request and take appropriate action.
Staff Contact: Genevieve Lehotsky, Associate Planner, (805) 772-6270

- C. **Site Location:** 350 Java
Applicant: Kathy and Greg Kircher
Request: The applicant requests a Variance (AD0-049) to exceed lot coverage and to reduce the required rear setback and a Use Permit (UP0-251) for an addition to a non-conforming house.
Recommended CEQA Determination: Categorically Exempt pursuant to Section 15301, Class 1
Staff Recommendation: Consider the Variance and Use Permit and take appropriate action.
Staff Contact: Genevieve Lehotsky, Associate Planner, (805) 772-6270

MOTION: Lucas/Irons 2nd to continue all of the above hearings to the April 5, 2010 Planning Commission Meeting. Luhr/ Irons 2nd VOTE: 5-0

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

XII. NEW BUSINESS - None

XIII. ADJOURNMENT OF PLANNING COMMISSION MEETING

Johnson adjourned the meeting at 6:11 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, April 5, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary