



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday August 2, 2010

Nancy Johnson - Chairperson
Vice-Chairperson - Gerald Luhr
Commissioner - Michael Lucas
Commissioner - John Diodati
Commissioner - Jamie Irons
Rob Livick - 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 Planning Commission meeting held on July 19, 2010.

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. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. PUBLIC HEARINGS

- A. Site Location:** 2708 Alder Ave.
Applicant: John Saurwein
Request: The applicant requests approval for construction of a new single family residential unit. The new residential unit consists of approximately 1,377 square feet of new habitable space and approximately 434 square feet of garage space. The applicant is also requesting a variance to reduce the exterior side yard setback.
Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303.
Staff Recommendation: Conditionally approved Coastal Development Permit #CP0-331 and Variance #AD0-055.
Staff Contact: Sierra Davis, Assistant Planner, 772-6270
- B. Site Location:** 565 Marina Street
Applicant: Larry and Trish Dooley
Request: The applicant requests approval for replacement of an existing carport with an approximately 461 square foot two car garage, an addition of approximately 842 square foot to the 2nd story of a single family residential unit and a roof top deck. The applicant is also requesting a variance from the front yard and side yard setbacks. The property is not located in the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 32, Section 15332.
Staff Recommendation: Review and take action on the Conditional Use Permit #UP0-294 and Variance #AD0-056
Staff Contact: Sierra Davis, Assistant Planner, 772-6270.

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program.

XII. NEW BUSINESS

- A. Commissioner Lucas's request to be absent from the September 7, 2010 Planning Commission meeting.

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Monday, August 16, 2010 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours; Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

This Agenda is available for copying at Mills Copy Center and at the Public Library

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: <http://www.morro-bay.ca.us/planningcommission>

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
July 19, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

Lucas led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that Commissioner Diodati is absent but all other Commissioners are present.

Staff Present: Rob Schultz, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

MOTION: Irons moved to revise the Agenda to proceed with the 2718 Alder project first. The motion was seconded by Luhr and carried 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Schultz briefed the Commission on action taken at the June 28, 2010 City Council meeting.

VI. PUBLIC COMMENT- None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 06, 2010

MOTION: Lucas moved the Planning Commission approve the minutes. The motion was seconded by Irons and carried 4-0.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and agreed to agendaize a request by Commissioner Lucas to be absent from the September 7, 2010 Planning Commission meeting.

X. PUBLIC HEARINGS

B. Site Location: 2718 Alder Ave.

Applicant: John Saurwein

Request: The applicant requests approval for construction of a new single family residential unit. The new residential unit consists of approximately 1,377 square feet of new habitable space and approximately 434 square feet of garage space. The applicant is also requesting a variance to reduce the exterior side yard setback.

Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303.

Staff Recommendation: Review and take action on the Coastal Development Permit #CPO-331 and Variance #AD0-055

Staff Contact: Sierra Davis, Assistant Planner, 772-6297

Davis presented a staff request to continue this item to the August 2nd, 2010 Planning Commission meeting. Due to circumstances out of staff's control, the APN map was labeled incorrectly and therefore the project was noticed incorrectly and will have to be re-noticed with the correct address.

Johnson opened the public hearing to allow Applicant to respond to the staff request for a continuance. Applicant agreed to the continuance.

Johnson closed the public hearing.

MOTION: Luhr moved the Planning Commission continue the project to the August 2nd, 2010 meeting. Irons seconded the motion and carried 4-0.

A. Site Location: 3390 Main Street, R-1/S.1 and MCR/R-4(SP, North Main Area A) and ESH

Applicant: Johnnie Medina

Request: Consideration of a Mitigated Negative Declaration and Coastal Development Permit for a 2 parcel subdivision map and a 2,497 square foot two story single-family residence with attached two car garage. There is also a request to reduce the buffer from the Environmentally Sensitive Habitat area from 50 feet to 25 feet. This site is located inside the Coastal Commission Appeals Jurisdiction.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Review and take action on the Parcel map (S00-089) and the Coastal Development Permit (CPO-276)

Staff Contact: Kathleen Wold, Planning Manager, 772-6211

Wold presented the staff report.

Irons asked for clarification regarding wetlands identification on the map. Wold responded that Applicant has submitted information declaring that this area is not wetlands. They are requesting that the ESH area be determined to be an ephemeral stream and not a wetland. Wold stated that staff is requesting the Planning Commission determine if the documentation submitted by the Applicant is sufficient to make a determination that this is not wetland.

Schultz clarified that letters and email received from the Department of Fish & Game have determined that after reviewing the application and site specific plan that the area is not a wetland.

Commissioners discussed with staff the applicant's request to reduce the wetlands buffer and whether it should be determined to be a wetland versus an ephemeral stream.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Johnnie Medina, Applicant, came forward to explain his proposed project.
- Terry Orton of Westland Engineering, the Engineer for the Applicant came forward to explain his involvement with the project and its public works history including drainage and flows.

The following persons spoke against the project and encouraged the Planning Commission to deny the Applicant's request to reduce the buffer:

- Michelle Arete, of 361 Vashon Street, representing 108 petition signers also expressed concern about the drainage issues and riparian vegetation
- Dave Shumaker of 460 Luzon St. encouraged the Planning Commission to enforce the Applicant's conditions
- Laura Mouns of 330 Vashon St. representing 108 petition signers encouraged Commission to follow staff recommendations
- Jim Ross, of 301 Trinidad
- Jan Goldman, neighbor at Main & Yerba Buena
- Nathan Tiglio of 330 Vashon St. spoke against the construction due to the wildlife and willows on the property.
- Stacey Schultz, neighbor at Main & Yerba Buena
- William Daillak of 3351 Whidbey Way
- Paula Daillak of 3351 Whidbey Way
- Roger Ewing, resident of Morro Bay, said the project should be halted until a wetlands determination is made.
- Kim Ramos, resident of Trinidad St., agrees with the other speakers

The following persons spoke in favor of the project

- Diana Vargas Medina, Applicant's mother, said their goal is to enhance Morro Bay
- Johnnie Medina Sr., Applicant's father, said they believe the project is environmentally sensitive and believes the opposition is due to view blockage
- Joe Vargas, grandfather of Applicant, resident of Fresno, stated he believes a new house built on this property would beautify the area
- Carlo Galvez, resident of Los Osos

Commissioners had discussion with applicant regarding:

- The issue that the permit condition of restoring the habitat has not been followed. Applicant responded that he believed this was due to a miscommunication between himself and the contractor and also what his understanding of natural restoration meant. He clarified that he has not done any damage himself.
- The retaining wall and the proposed swale for water collection. The Engineer responded that the wall is next to the swale.
- The drainage issues and ponding impacts both on the Applicant's property and neighboring properties.
- The issue of wetlands determination and the letter received from Bill Kirchner of the US Fish & Wildlife Services which said there are no wetlands based on the information provided. Johnson asked Applicant if anyone has been out to the site to make this determination. Applicant responded that the Department of Fish & Game has previously but not recently. He stated that Mr. Kirchner has not been to the site, but used a National Wetland Inventory as the basis for his assessment. Irons noted that the letter also states "unable to determine if the waters of the U.S. occur on site." Orton responded that a two year storm for ordinary high water is used for the Army Corps of Engineers to determine U.S. waters location.

Hearing no further comment, Johnson closed the Public Hearing.

Commissioners had lengthy discussion regarding the adoption of the Mitigated Negative Declaration and wetland determination with the 50 foot buffer and whether to grant the Applicant's request to reduce the buffer down to 25 feet. A wetlands area generally requires a 100 foot setback. Discussion included

whether to seek a qualified biologist to be paid by Applicant to determine if wetlands exist on the property. It was determined to accept the Mitigated Negative Declaration with the 50 foot buffer.

Schultz clarified for the Commission that a wetlands report could impact other pre-existing parcels in the area.

Commissioners also discussed the following:

- Drainage problem to the creek including the impacts to adjacent parcels
- Wetlands determination and whether to continue the hearing while a wetlands report is prepared.
- The degradation and reduction of habitat and the need for a restoration plan
- How much construction should be allowed in the ESH buffer. Wold responded to the Commission that this issue becomes a matter of educating the contractors of what can and cannot happen in the ESH area.
- The need for a landscape plan to remedy the adjacent parcels that adheres to the 50 foot buffer.
- The location of the driveway and whether the retaining walls remain. Commissioners agreed there should be no additional retaining walls within the 50 foot buffer.

MOTION: Luhr moved the Planning Commission conditionally approve the project by adopting a motion including the following action(s):

- A. Adopt the Findings for Approval for the Vesting Tentative Map and Coastal Development Permit included as Exhibit "A" of the staff report and the Findings for Denial of the reduction of the ESH buffer and allowing the west property line of parcel 2 to be adjusted westward so long as parcel 1 meets the minimum lot requirements and setback of the zone district
- B. Approve Mitigated Negative Declaration (SCH 2009061049).
- C. Approve Tentative Parcel Map dated January 26, 2010 and Coastal Development Permit based on site development plans received by the Public Services Department on January 5, 2008 and subject to the Conditions of Approval included as Exhibit "B" of the staff report.
- D. Property Line. The applicant shall be allowed to adjust the west property line of parcel 2 westward, so long as parcel 1 meets the minimum lot requirements and setback of the zone district.
- E. ESHA. The ESH area shall be defined by surveyed coordinates with markers easily identified and permanent and visible. The area defined shall be fenced during construction.
- F. ESHA . There shall be no activity allowed in the ESH area that would be detrimental to the native habitat.
- G. Drainage. Prior to recordation of the parcel map, drainage for parcel 2 shall be evaluated and remedied prior to permit approval.
- H. Landscape Plan. A landscape plan shall be required prior to issuance of a building permit for the residence on parcel 2. The landscape plan shall adhere to the 50 foot buffer and shall consist of only native and drought tolerate plants.
- I. Restoration of Creek Area. The creek restoration plan shall include the buffer area between the 50 foot and 25 foot and there shall be no extension of the retaining wall located in the 50 foot to 25 foot buffer area.
- J. Creek Restoration Plan: Prior to the issuance of any building permit or the recordation of the map, a restoration plan for the ESH area shall be submitted to the City for review and approval. The city easement including the block wall shall be included and evaluated and corrected in this plan. A qualified biologist shall produce the plan and the plan shall contain milestones to ensure that the initial plantings thrive. In addition once the plan is approved, the removal of all non-native species shall be removed from the creek and buffer area prior to the issuance of any building permit or the recordation of the map.

Prior to any final granted on the project all restoration work shall be completed except for the ongoing maintenance required.

The motion was seconded by Lucas.

Irons and Luhr requested an amendment to the motion for a landscape plan with only native and drought-tolerant plants for residents of parcel 2 that adheres to the 50 foot buffer prior to issuance of a building permit.

Lucas accepted the amendment.

The motion carried 4-0.

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

No discussion.

XII. NEW BUSINESS

B. Commissioner Diodati's request to be absent from the July 19th Planning Commission meeting.

Commissioners unanimously agreed to approve Commissioner Diodati's absence request.

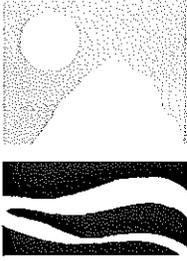
XII. ADJOURNMENT

Johnson adjourned the meeting at 9:19 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, August 2nd, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary



Memorandum

TO: PLANNING COMMISSION **DATE:** AUGUST 2, 2010
FROM: SIERRA DAVIS, ASSISTANT PLANNER
SUBJECT: 2708 ALDER AVENUE, PREVIOUSLY NOTICED FOR 2718 ALDER AVENUE – ADDENDUM TO STAFF REPORT

The proposed project located at 2708 Alder Avenue was continued from the July 19, 2010 Planning Commission Meeting. The following are revisions and additions to the staff report dated July 19, 2010.

Revisions:

Address throughout document
2708 Alder Avenue
Morro Bay, CA 93442

Staff Recommendation on page 1

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit, subject to the Conditions included as Exhibit “B” and the site development plans dated June 23, 2010.

With the following amendments;

Planning Condition number 5 shall be amended to read: “**Building Height Verification:** Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures are in accordance with the approved plans and complies with the height

requirement of 30 feet above average natural grade as accepted by the City Building Official.”; and

Engineering Condition number 5 shall be amended to read: “The building shall show all proposed utilities, i.e. water and sewer laterals.”; and

Engineering Condition, Notes to the Plans shall be amended to read:

2. Any damage to City facilities, i.e. curb/berm, street, sewer line, or any public improvements shall be repaired at no cost to the City of Morro Bay

Public Notice on page 6

Notice of this item was published in the San Luis Obispo Tribune newspaper on July 23, 2010, and all property owners of record within 300 feet and residents within 100 feet of the subject site of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this application.

Conclusion on page 6

The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan pursuant to approval of the requested variance and incorporation of recommended conditions. The project is not located within the California Coastal Commission Jurisdiction.

Planning Conditions on page 9

5. **Building Height Verification:** Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures are in accordance with the approved plans and complies with the height requirement of 30 feet above average natural grade as accepted by the City Building Official.

Engineering Conditions on page 10

5. The building shall show all proposed utilities, i.e. water and sewer laterals.

Add the following Notes to the Plans:

2. Any damage to City facilities, i.e. curb/berm, street, sewer line, or any public improvements shall be repaired at no cost to the City of Morro Bay

Additions:

Exhibit E: Comments Received

EXHIBIT E

July 14, 2010

City of Morro Bay
955 Shasta
Morro Bay CA. 93442

RECEIVED

JUL 15 2010

City of Morro Bay
Public Services Department

Public Services Dept. & Planning Commission;

I John Linhares at 2718 Alder ave. Morro Bay CA. The owner of the property adjacent to the property that is planning to be built on, it is approximately a 2404 Sq. foot lot with a proposed 3 bedroom, 2 bath, 2 car garage home. I have no problem with this.

The house I own was built in the 50's, it has a set back of 18 feet. This new home will have a set back of 15 feet that is the legal set back but in the building of the fence between properties it can be 6 feet high to a point at the end of the garage then step down to a 3 foot fence or a 4 foot view through. I am requesting a drop down of 10 feet prior to the end of the garage so I can have a small view of the ROCK and the OCEAN. I have talked with the owner and he stated that he had no problem with the 25 foot step down of the fence from the City property rather than 15 feet.

Thank You for taking the time to consider this important request. Can you please notify me of a decision in this matter due to the fact that I want this to be a condition on the building permit @ (805) 440-1367 or e-mail at alinhaw@aol.com

THANK YOU
John Linhares



My name is David Foster. I own
the property west of 2708 Alder.
My address is 2706 Main St M.B.
I am against a variance for the
lot line set-back on Elvira St for
the property @ 2708 Alder.

Thank you

David Foster

RECEIVED

JUL 28 2010

City of Morro Bay
Public Services Department



AGENDA ITEM: _____
ACTION: _____

CITY OF MORRO BAY PLANNING COMMISSION

August 2, 2010

PROJECT SUMMARY

The applicant requests approval for replacement of an existing carport with an approximately 461 square foot two car garage, an addition of approximately 842 square foot 2nd story addition to a single family residential unit and roof top deck. The applicant is also requesting a variance from the front yard and side yard setbacks. The property is not located in the Coastal Commission Appeals Jurisdiction.

FILE NUMBERS

UP0-294 & AD0-056

SITE ADDRESS

565 Marina Street

APN(S)

066-124-035

APPLICANT:

Larry and Trish Dooley

ATTACHMENTS

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan reductions, Exhibit C
4. Lot Split Document, Exhibit D
5. Plans, Exhibit E

STAFF RECOMMENDATION

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and



Vicinity Map

- B. Approve Conditional Use Permit, subject to the Conditions included as Exhibit "B" and the site development plans dated July 1, 2010.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act the project is Categorically Exempt under class 32, section 15332, for infill development projects.

BACKGROUND

The background on the proposed project is limited due to the timing of the construction of the original single family home and the lot split. The City of Morro Bay incorporated in 1964 however San Luis Obispo County records indicate that the existing structure was built in 1960, therefore the City has no information on the existing structure.

The lot split occurred in September 1964 and was based on the location of the existing two residential units and their relationship to the property lines and to each other creating two separate lots, one larger and one smaller, but both meeting required setbacks. The current assessor's parcel map demonstrates that the original lot which was approximately 8,784 square feet (66.55'x131.99') was split into two lots. The lot associated with the proposed project is approximately 3,431 square feet (51.99'x66').

PROJECT DESCRIPTION

The applicant has applied for a Conditional Use Permit and a variance in order to replace an existing carport with a two car garage, construction of a second story addition and a roof top deck. The carport will be replaced with an approximately 461 square foot two car garage in order to conform to the parking requirement for single family residential units. The approximately 842 square foot second story addition consists of two bedrooms, one bathroom and an uncovered deck. In addition to the interior additions the applicant proposes to construct an approximately 280 square foot roof deck that is recessed into the roof approximately 42 inches.

The existing residential unit consists of two bedrooms and two bathrooms. The two-car garage that is proposed replaces one of the downstairs bedroom and bathroom. This will leave one bedroom and bathroom downstairs and the addition will provide two bedrooms and a bathroom upstairs for a total of three bedrooms and two baths residential unit.

Lot Size

The current lot size was established in 1964 when an original 8,784 (131.99'x66.55') square foot lot was divided into two separate lots. The proposed project site is approximately 3,431 square feet (51.99'x66'). The lot is small by today's standards, which requires new subdivisions of lots to be a minimum of 6,000 square feet in the duplex residential district.

Parking

The home was built in 1960 and has a one car carport setback 3 feet from the eastern interior side property line. The applicant has proposed a two car covered and enclosed garage that which would meet current requirements that a single family residence have two covered and enclosed parking spaces. The footprint of the proposed garage has approximately the same footprint as the existing carport. Currently, the carport encroaches 2 feet into the interior side yard resulting in a 3 foot side yard setback.

In order to accommodate the two car garage the applicant will have to encroach into the required 5 foot setback approximately 1'10" for a setback of 3'2" from the interior side yard property line.

Variance

The current home has a front yard setback of 9 feet 10 inches, interior side yard of 6 feet on the west side of the property and 3 feet on the east and a rear yard setback of 19 feet. The applicant is proposing to add on to the structure leaving the existing nonconforming front yard setback in place and requests that the proposed garage also have only a 9'10" front yard setback.

The residential unit was built 9'10" from the front property line and is non-conforming to current City front yard setbacks, yet their home is consistent with the setbacks on Marina Street with the homes on either side of it. The residential units to the east and west of the property utilize the exterior side yard as their front yards as their front doors front on Marina Street.

The applicant is requesting a variance from the front yard and side yard setbacks. Applicants would like to preserve the current setbacks and ask for a variance from the interior side yard on the east side of the property.

Pursuant to section 17.60.060 of the Morro Bay Municipal Code the Planning Commission must make the following findings based on the information provided by the applicant and research staff has provided.

A. Not a Special Privilege. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situation;

The proposed property is located on a lot that is substantially smaller than either lot to the east or west. The lot was subdivided in 1964 and was based on the two existing homes and their relationship to property line and each other. When divided the lot in question was approximately 3,431 square feet (51.99'x66'). By today's standards subdivided lots in the duplex residential zone must meet the minimum requirement of 6,000 square feet for new lots

The lot is 2,569 square feet or approximately 43% smaller than new lots in the duplex residential district; however the proposed project must conform to the same setbacks as houses with larger lot area. The Planning Commission would not be granting a special privilege to the applicant by approving reduced setbacks on a substandard size lot in an area with substantially larger lots.

B. Special Circumstances with Property. That because of special circumstance applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications; and

The lot is a substandard size lot created prior to incorporation of the city and has an existing home on site. The applicant is attempting to bring the property into conformance with current

codes as it pertains to required parking. To do so the front yard setback will have to be reduced from 20 foot requirement to the current 9 foot, 10 inch setback. Without this reduction the applicant would have to remove a substantial portion of the existing home to redesign the garage portion to meet the required 20 foot garage entry setback. The small size of the property precludes that garage from being relocated on a different portion of the lot unless there was a total tear down of the home. In these types of situations it is the preferred option to vary the setbacks to accommodate parking rather than ask for a parking exception to be granted for the property.

C. Consistent with General Plan and LCP. That the variance is found consistent with the intent of the general plan and land use plan of the local coastal program.

The proposed project is in substantial conformance with the General Plan and LCP with regards to the required setbacks, lot coverage and height restrictions. The existing home is setback 9 feet 10 inches from the front property line which does not meet the current city standards. However, the lot is existing non-conforming because the home was built prior to incorporation of the City. The front yard setback is allowed to stay where it is, provided that the addition conforms to today's standards. The addition has been found to conform with today's standards except where noted in the variance request, therefore is allowed.

The parking requirement will be brought up to current City standards by adding a two car covered and enclosed garage in place of a one car carport. The applicant has requested a variance from the interior side yard setback on the east side of the property in order to construct the garage. The existing carport encroaches 2 feet into the 5 foot interior side yard setback. The proposed garage will encroach 1'10" into the required side yard setback in order to conform to the requirement of an interior clearance of 20'x20'.

<u>Adjacent Zoning/Land Use</u>			
North:	Duplex Residential R-2	South	Duplex Residential R-2
East:	Duplex Residential R-2	West:	Duplex Residential R-2

<u>Site Characteristics</u>	
Existing Use	Single Family Residential Unit
Terrain	Flat Lot
Vegetation/Wildlife	Urbanized Lot
Archaeological Resources	Not a archeological resource
Access	Marina Street

General Plan, Zoning Ordinance & Local Coastal Plan Designations

General Plan/Coastal Plan Land Use Designation	Medium Density
Base Zone District	Duplex Residential R-2
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Not in the Original Jurisdiction

GENERAL PLAN AND LOCAL COASTAL PLAN CONSISTENCY

Commission must review the project for consistency with the Municipal Code, Local Coastal Plan, California Coastal Act and Waterfront Master Plan. Staff has reviewed the proposal and found the single family residential unit to be consistent with the above mentioned documents and City standards.

PUBLIC NOTICE

Notice of this item was published in the San Luis Obispo Tribune newspaper on July 23, 2010, and all property owners of record within 300 feet and residents within 100 feet of the subject site of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION

The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the approval of the requested variance and incorporation of recommended conditions. The project is not located within the California Coastal Commission Jurisdiction.

Report prepared by: Sierra Davis, Assistant Planner

EXHIBIT A

FINDINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is Categorically Exempt under class 32, section 15332, for infill development projects.

VARIANCE FINDINGS

- B. Not a Special Privilege. The variance requested shall be subject to the conditions in Exhibit B of the Staff Report dated August 2, 2010 and such conditions will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situation;
- C. Special Circumstances with Property. That because of special circumstance applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications; and
- D. Consistent with General Plan and LCP. That the variance is found consistent with the intent of the general plan and land use plan of the local coastal program.

EXHIBIT B

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated August 2, 2010 for the project depicted on the attached plans labeled "Exhibit D", dated August 2, 2010, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:
 - a) The structures shall be located and designed substantially as shown on the aforementioned exhibit, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director of Public Services, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director of Public Services. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required

prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Public Services and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Acceptance of Conditions: Prior to obtaining a building permit the applicant shall file with the Director of Public Services written acceptance of the conditions stated herein.

PLANNING CONDITIONS

1. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
2. Building Height Verification: Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures are in accordance with the approved plans and complies with the height requirement of 25 feet above average natural grade as accepted by the City Building Official.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Height Limit for Projections: At no time shall roof furniture or architectural extensions be allowed to exceed the maximum height limit of 25 feet, without securing a minor use permit in each case.

ENGINEERING CONDITIONS

1. If the existing sewer lateral is going to be used, the applicant shall conduct a video inspection of existing sewer lateral. Submit a DVD to City Public Services Department for review. Applicant shall repair or replace the lateral as required to prevent

infiltration/exfiltration.

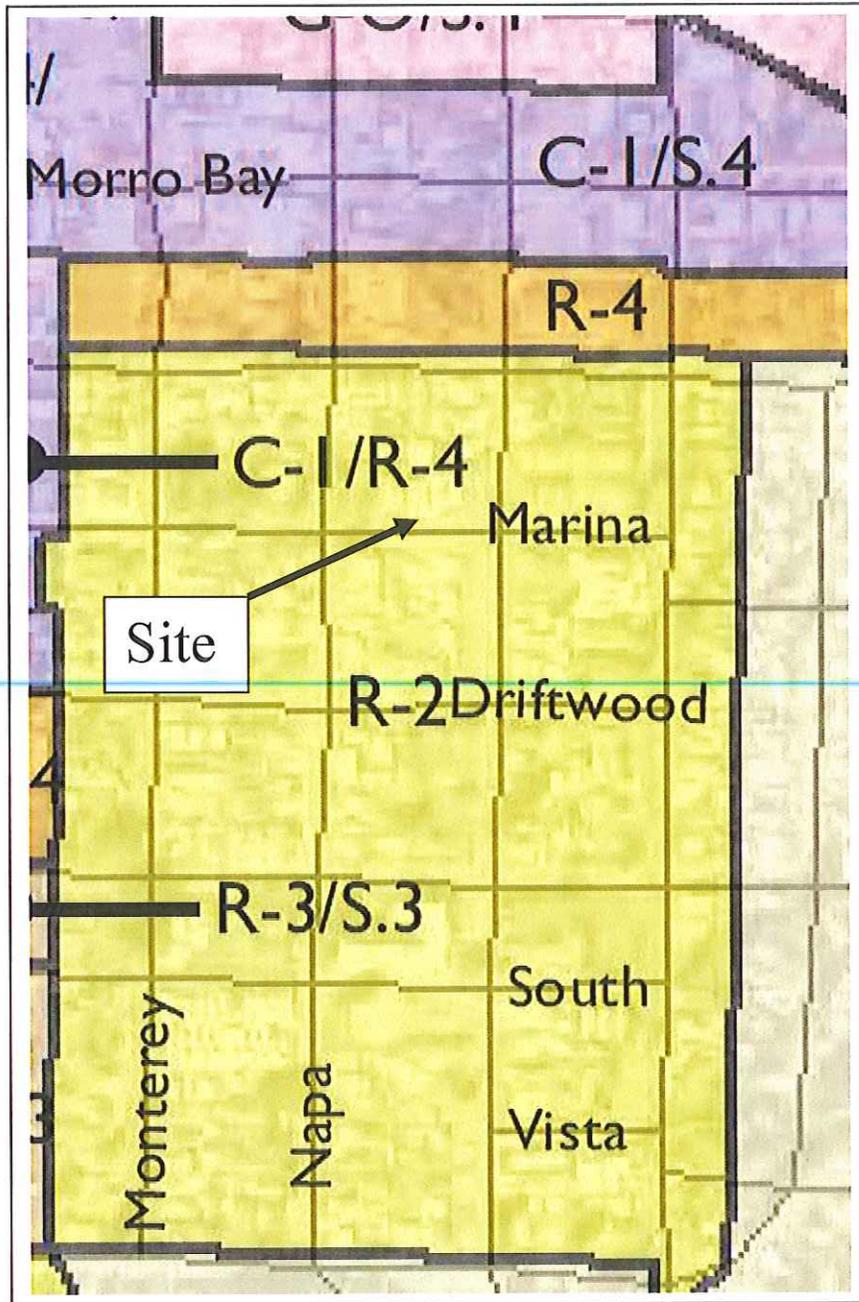
2. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. Note and show the proposed locations on the site plan.
3. City standard driveway approached shall be installed at the driveway. A City Standard curb or dike shall be established along the frontage of the parcel.
4. Provide a standard erosion and sediment control plan: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Provide water quality treatment for the runoff resulting from a **two year storm event** either through retention (infiltration) or an alternative Water Quality BMP such as biofiltration, mechanical filtration or hydrodynamic separation. Provide peak runoff rate control for the runoff resulting from the **two, ten and one- hundred year rainfall events**. For the purposes of stormwater management the pre-construction condition shall be that of native soil and vegetation. Drainage analysis, runoff calculations, design and justification of drainage facilities shall be performed by a Registered Civil Engineer and submitted with the building permit application. The responsible Soils Engineer shall review all proposed infiltration or storage systems for site suitability.

Add the following Notes to the Plans:

1. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
2. Any damage to City facilities, i.e. curb/berm, street, sewer line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

EXHIBIT C

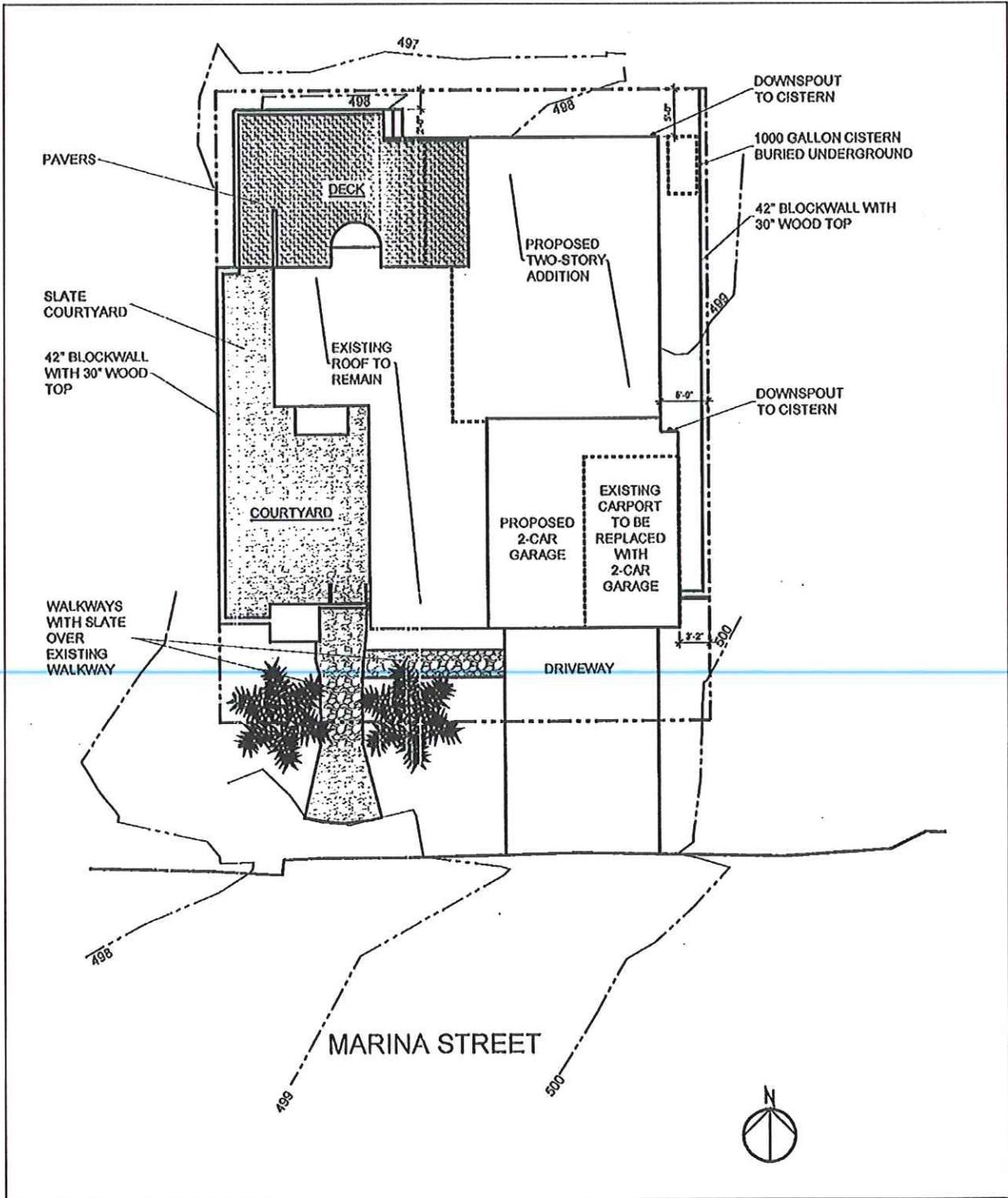
GRAPHICS/PLAN REDUCTIONS



Planning Commission
565 Marina Street



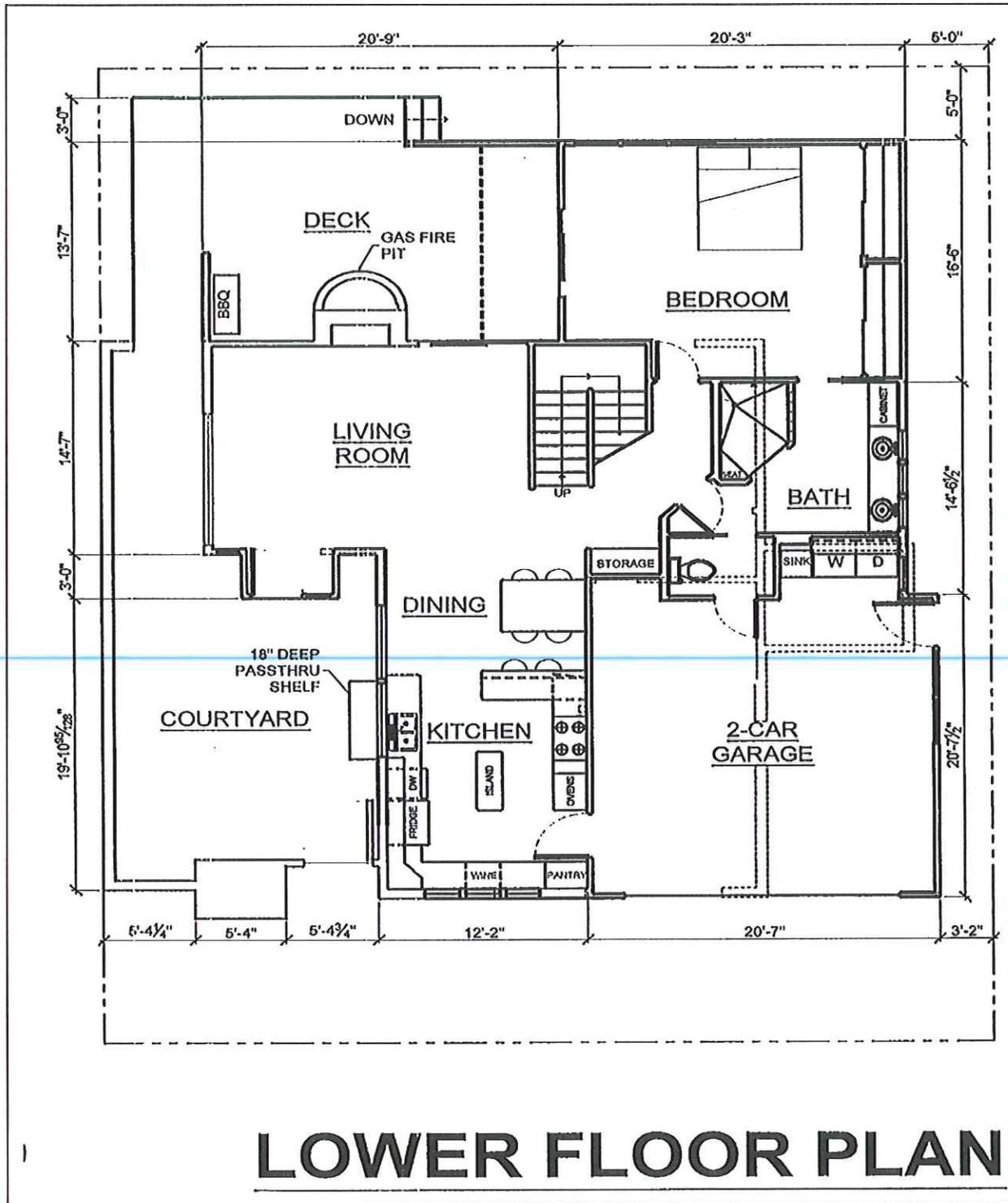
ZONING MAP



Planning Commission
565 Marina Street



SITE PLAN

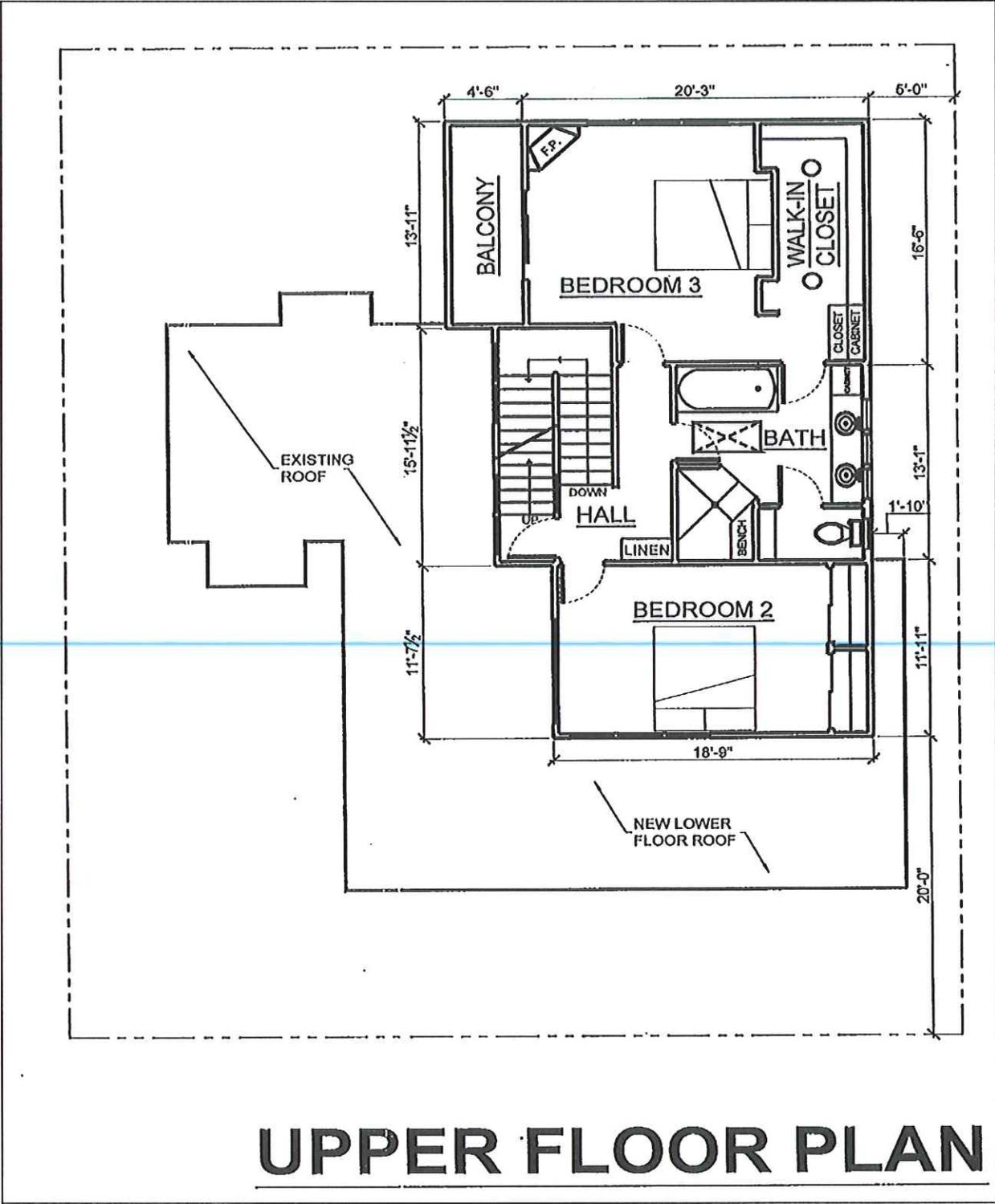


LOWER FLOOR PLAN

Planning Commission
565 Marina Street



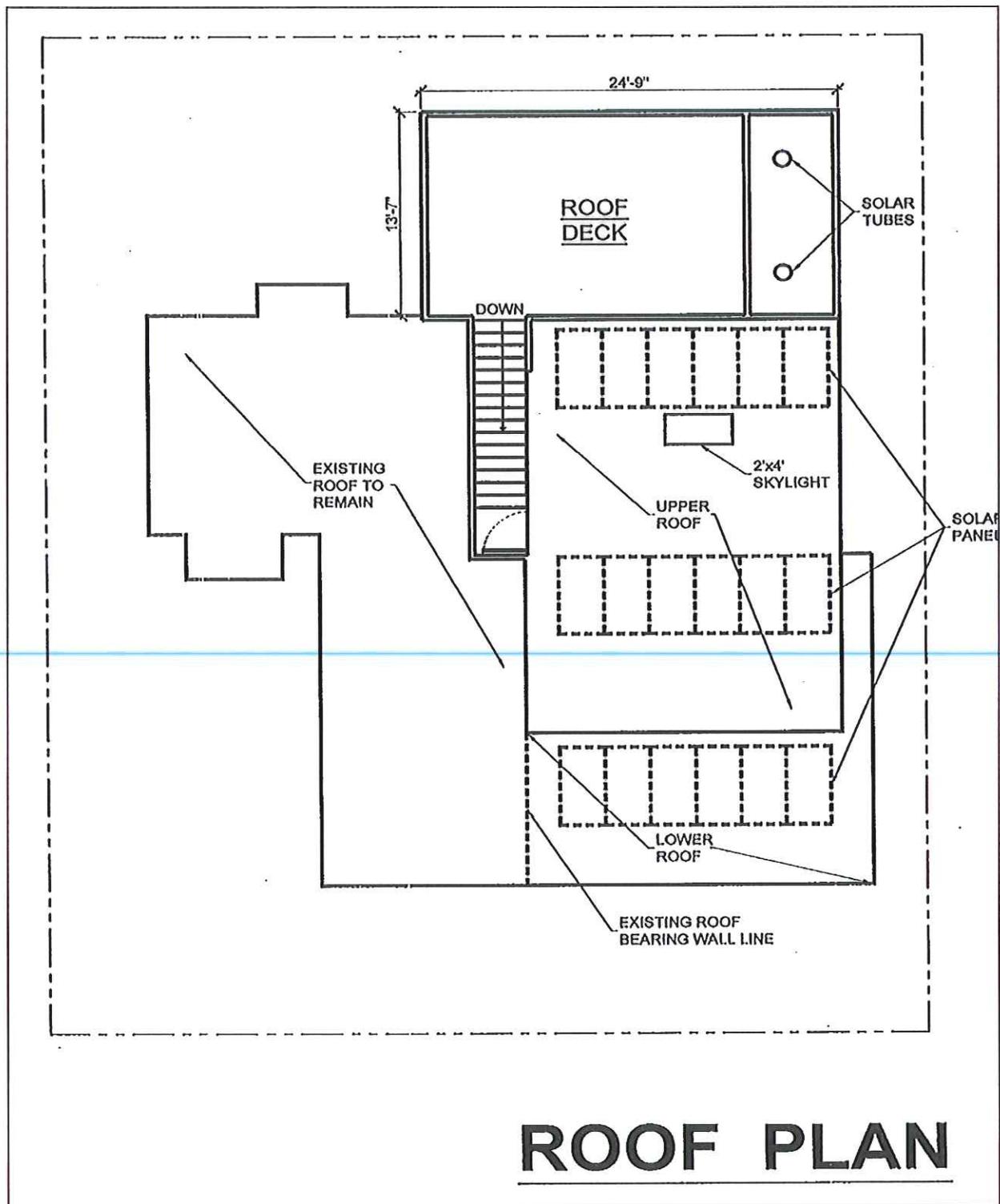
FLOOR PLAN



Planning Commission
565 Marina Street



FLOOR PLAN



Planning Commission
565 Marina Street



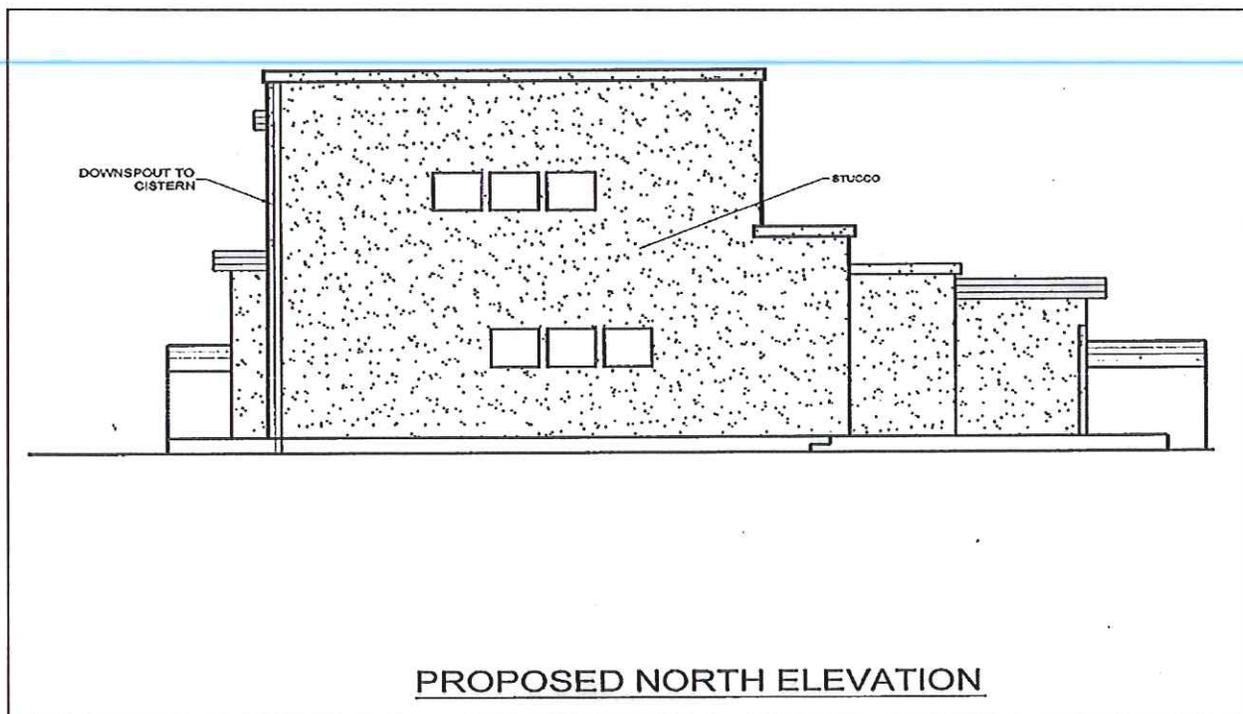
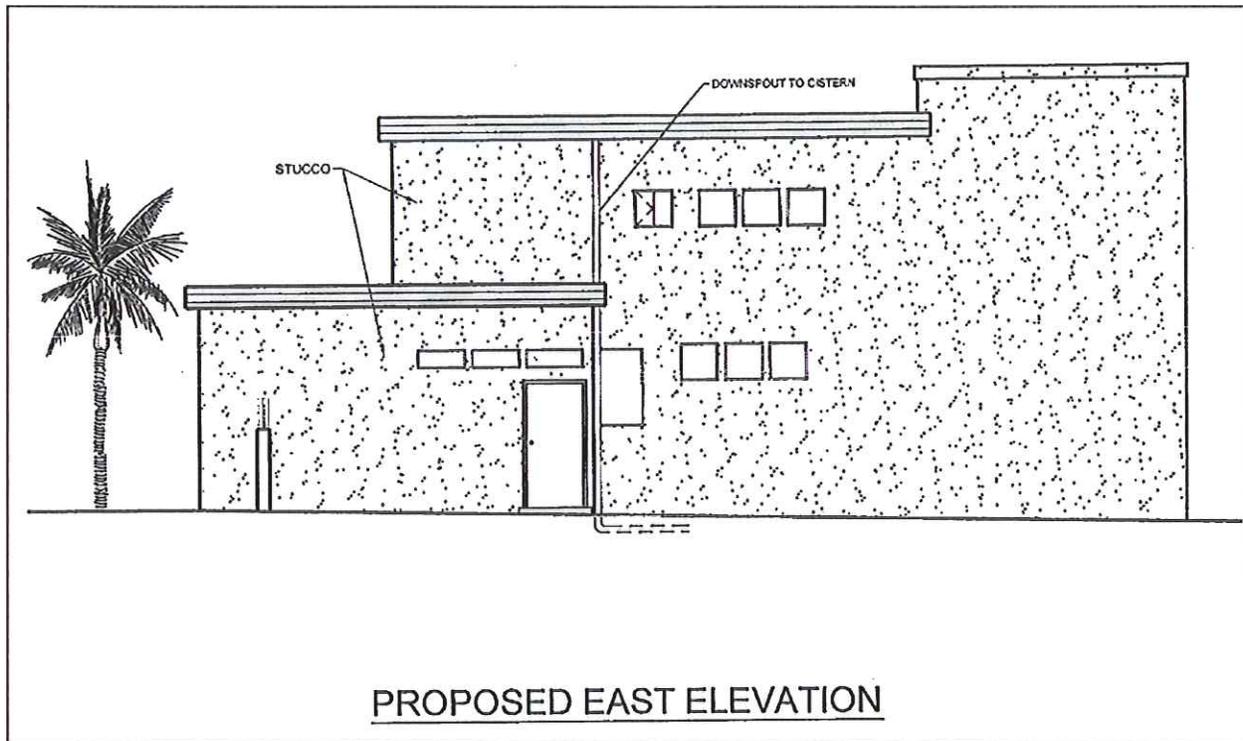
FLOOR PLAN



Planning Commission
565 Marina Street



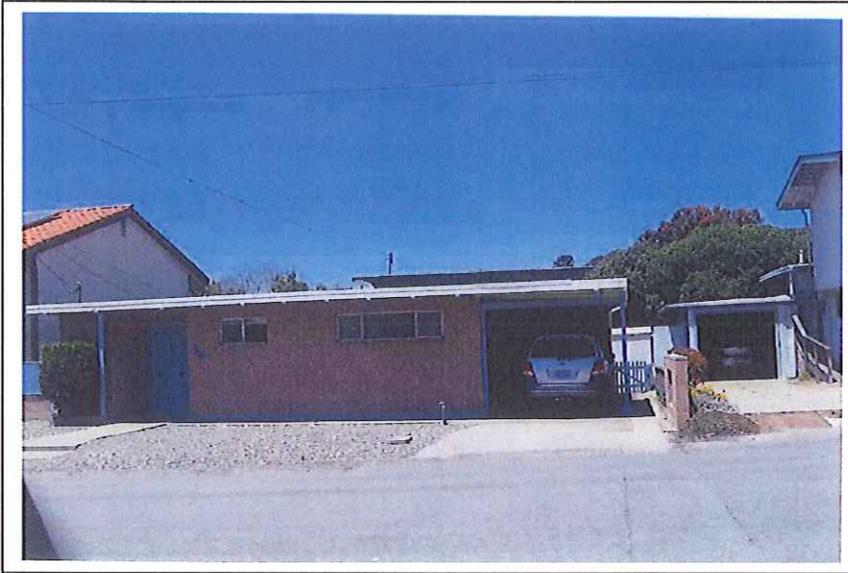
ELEVATION



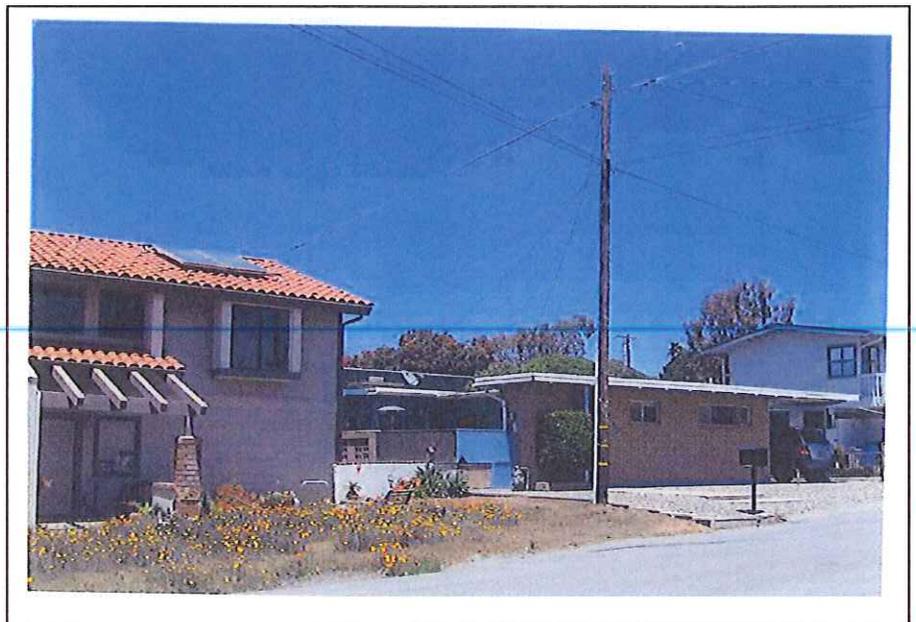
Planning Commission
565 Marina Street



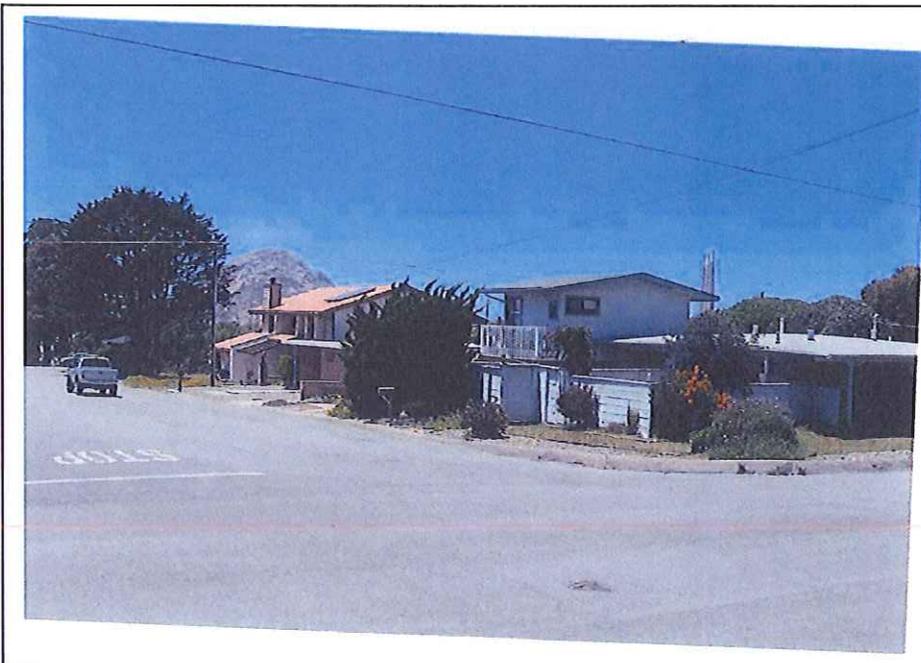
ELEVATION



View of the front of the house from Marina Street.



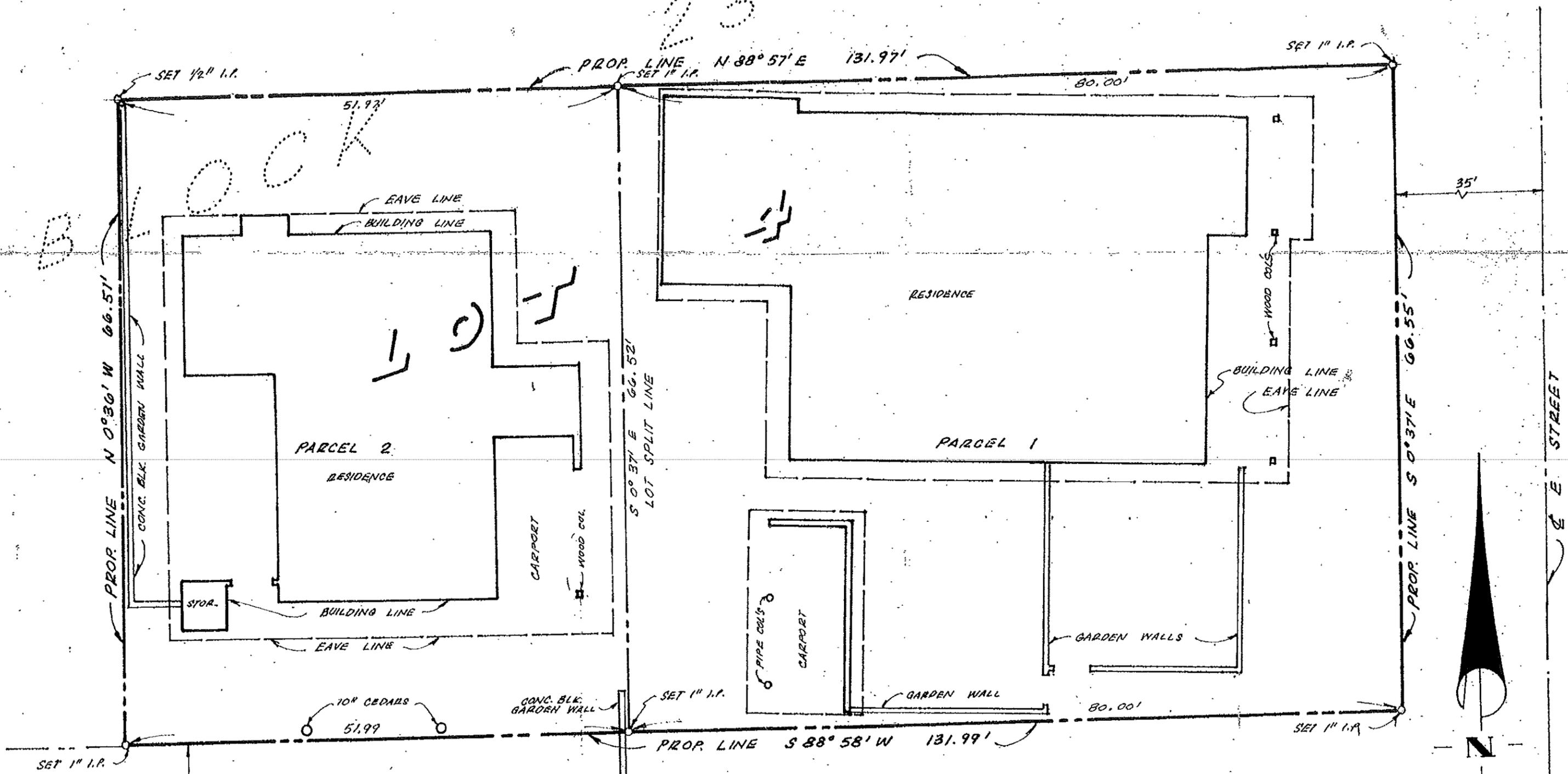
View of the west side of the property.



View of the east side of the property.

EXHIBIT D

23



Date: September 14 - 1964

I hereby apply for approval of the division of real property shown on this plat and certify that I am the legal owner or the authorized agent of the legal owner of said property and that the information shown hereon is true and correct to the best of my knowledge and belief.

Name: [Signature]
 Address: 750 M.V. Morley Realty
Morro Bay

Date: 9/11/64

I hereby certify that this map was prepared under my supervision, and to the best of my knowledge complies with the Lot Division Ordinance of San Luis Obispo County.

[Signature]
 W. E. McLennan, C.E. #6923

LOT SPLIT MAP
 OF
LOT 4, BLOCK 23

CITY OF MORRO BAY
 SAN LUIS OBISPO COUNTY, CALIF.
 AT REQUEST OF: MORLEY REALTY
 PACIFIC ENGINEERS & SURVEYORS INC.
 SEPTEMBER 1964 SCALE 1"=10'



City of Morro Bay Public Services Current Project Tracking Sheet

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	<i>John Saurwein</i>	2718 <i>Alder</i>	6/1/10	AD0-055 CP0-331	<i>New SFR. Submitted 6/1/10. Met with applicant 6/4/10. Incomplete letter 6/4/10. Resubmittal 6/23/10. Scheduled for 7/19/10 Planning Commission Meeting. Continued to 8/2/10 PC Meeting.</i>	SD	PC
2	<i>Larry & Trish Dooley</i>	565 <i>Marina Street</i>	6/25/10	AD0-056 UP0-294	<i>Remodel and Addition. Conditional Use Permit and Variance. Incomplete letter 7/13/10. Clarified Project 7/19/10. Scheduled for 8/2 PC MTG.</i>	SD	PC
30 -Day Review, Incomplete or Additional Submittal Review							
3	Kleinhammer	160, 190 <i>Anchor</i>	7/29/08	S00-100, UP0-279 and CP0-311	Parcel Map dividing one parcel into two with Right of Way abandonment. Incomplete letter sent 8/25/09. Met with applicant's representative regarding a redesign of the project. Pre-application submitted on 3/15/10 for compact infill development. Mtg with applicant 3/25/10. Applicant's agent has indicated the project will be withdrawn. Applicant submitted letter withdrawing application	KW	PC/CC
4	Pina Noran	2176 <i>Main</i>	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
5	<i>Studio Design Group</i>	962 <i>Piney</i>	10/15/09	CP0-314 & UP0-281	Preapplication Demo, addition and remodel of existing church., application taken to DRT. Incomplete letter sent 12/4/09. Resubmittal 2/8/10. Incomplete letter sent 4/12/10. Resubmittal 6/15/10. Clarification Letter 7/20/10. Scheduled for 8/16/10 PC Mtg.	SD	PC
6	Vallely and Crafton	430 <i>Olive</i>	11/23/09	S00-102	Lot Line Adjustment. Incomplete letter sent 12/23/09. Resubmittal 4/16/10. Project does not meet Zoning Standards, letter sent indicating the project is deficient.	SD	AD
7	David Foote	235 <i>Atascadero</i>	12/16/09	CP0-322	CUP and Coastal Development Permit. Solar Arrays. Solar arrays located on carport structures at Morro Bay High School. Incomplete letter sent . 1/15/10. Mtg follow up letter sent 1/29/10. Resubmittal - change in project description 3/16/10. Comments sent 4/16/10. Resubmittal 5/18/2010. Project deemed complete for processing 5/25/2010. Agent indicates that the project has been revised so that no trees will be removed. Resubmittal 6/29/10.	KW	PC
8	James Maul	530, 532, <i>Morro Ave</i> 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
9	Mark Reisnick	691 Ponderosa	3/17/10	CP0-324	Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Incomplete Letter sent 4/19/10. Resubmittal 7/7/10. Incomplete letter 7/13/10.	SD	AD
10	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10.	SD	PC
11	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal	KW	PC
12	Debbie Dover	500 Quintana	4/21/10	UP0-289	UP0-289, Use Permit Outdoor Fitness Classes. Incomplete letter sent 5/11/010. Applicant resubmitted 5/14/2010. Spoke to Ginger 6/3/10 discussed project. Comment letter 6/3/10. Project Noticed for Admin Action 6/16/10.	SD	AD
13	Mike Wilson	957 Pacific	6/1/10	CP0-330 AD0-053	Demo Garage/Replace with Tandem Structure. Incomplete letter 6/16/10. Resubmittal 6/23/10. Ready for Noticing 7/13/10. Noticed 7/16/10.	SD	AD
14	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10.	SD	PC
15	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10	SD	PC
16	Robert and Elizabeth Mastro	582 Zanzibar	6/29/10	CP0-332	New SFR.	SD	AD
Projects in Process							
17	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	Morro Mist 20 Lot SFR Subdivision. Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted.	KW	PC
18	Frank Loving	247 Main	10/27/07	UP0-192	Docking for Vessels. Submitted 10/29/07, Incomplete 11/19/07 PC 2/4/08, Continued to PC 3/17/08, continued to PC 9/15/08 Applicant has indicated to staff that they wish to move ahead with the project. Met with applicant 5/24/10.	KW	PC
19	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing.	RL	PC/CC/RW QCB
20	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments recieved on MND.	JH/KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
21	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
22	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant	SD	AD
23	City of Morro Bay	10 State Park Drive	11/10/09	UP0-278	Marina Dredging. CUP to dredge State Park Marina. Consultant working on Addendum to the EIR.	KW	PC
24	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs.-5/17/2010	KW	PC/CC
Environmental Review							
25	Chevron	3072 Main	12/31/08	C90-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10.	SD	PC
26	Robert Tefft	395 Acacia	11/10/09	CP0-320	SFR demolition. Incomplete letter sent 12/31/09. Resubmittal 3/15/10. Comments 4/22/10. Applicant filed an appeal on the environmental decision 4/28/10. Appeal withdrawn. Environmental document being prepared.	KW	AD
27	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared.	KW	PC
Coordinating with Other Jurisdictions							
28	Burt Caldwell	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal.	SD	PC/CC/CCC
29	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
30	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely or No Response to Date on Incomplete Letter							
31	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
32	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
33	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
34	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
35	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
36	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
37	Cathy Novak	263 Main Street	09/12/07	CP0-258/S00-078	Lot line Adjustment. Application has had no activity from the applicant since 2007. A Parcel Map was finalized for the property.	SD	AD
38	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
39	Candy Botich	206 Main Water Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
40	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
Projects in Building Plan Check							
41	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
42	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
43	John & Alair Hough	285 Main	2/16/10	Building	SFR Addition. Second unit over detached garage. Comments sent 3/19/10. Resubmittal 6/10/10. Comments sent 6/16/10.	SD	N/A
44	Jon Wickstrom	401 Panay	2/5/10	Building	SFR Addition. 1,000 sf. addition. Comments sent 3/17/10.	SD	N/A
45	Costanzo Addition	1202 Bolton Dr	9/18/09	Building	SFR Addition. Add stairs to the existing house. Comments sent 9/24/2009. Comments sent 2/11/10. Resubmittal 7/9/10.	SD	N/A
46	Todd Schnack	2248 Emerald	2/17/10	Building	New Guesthouse Cloisters. Comments sent 3/22/10. Resubmittal 3/30/10. Waiting for recorded covenant to record - 4/22/10.	SD	N/A
47	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
48	Mark Reisnick	691 Ponderosa	3/17/10	Building	Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Comments sent 4/19/10. Talked to applicant 7/2/10. Resubmittal 7/7/10. Incomplete letter 7/13/10.	SD	N/A
49	Tricia Knight	1478 Quintana	3/12/10	Building	MetroPCS Telecom Site on Rock Harbor Church. Comments sent 4/12/10.	SD	N/A
50	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
51	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
52	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10.	SD	N/A
54	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
55	Steve & Nancy Barragar	976 Ridgeway	7/14/10	Building	SFR Addition/Remodel. Express Check	SD	N/A
56	William Fraken	575 Acacia	7/19/10	Building	SFR Alteration. Express Check.	SD	N/A
57	Mark Hanson	2736 Birch Ave	7/19/10	Building	New SFR.	SD	N/A
57	Pam & Bob Hyland	2754 Bolton Dr	7/22/10	Building	New SFR. CP0299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009.	SD	N/A
Projects & Permits with Final Action							



City of Morro Bay
Public Services
Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
AB811	continuing with updates				120 to 160
Safety Element	Approved	TBD			20 to 40
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			3/20/00
Annexation Proceeding for Public Facilities		TBD			TBD
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission				TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800



Memorandum

TO: PLANNING COMMISSION **DATE:** July 28, 2010

FROM: KATHLEEN WOLD, PLANNING MANAGER

SUBJECT: COMMISSIONER MICHAEL LUCAS REQUEST TO BE EXCUSED FROM THE SEPTEMBER 7, 2010 PLANNING COMMISSION MEETING.

DISCUSSION

Commissioner Lucas submitted a written request on July 27, 2010 to be excused from the September 7, 2010 Planning Commission meeting. Pursuant to Morro Bay Municipal Code (MBC) Section 2.28.100 a Planning Commissioner wishing to be formally excused from a meeting must submit in writing a request to the Planning Commission for their consideration and action. Pursuant to MBC Section 2.28.100 absence of a member from three regular meeting during the calendar year without formal consent of the Planning Commission noted in its official minutes constitutes the voluntary resignation of such absent member and the position shall be declared vacant. To date Commissioner Lucas has no unexcused absences for this calendar year.

RECOMMENDATION

Grant consent for Commissioner Lucas to be absent from the September 7, 2010 Planning Commission meeting.

Attachment: Commissioner Michael Lucas's email request

Kathleen Wold - Re: Hello Michael,

From: Michael Lucas <michael_a_lucas@sbcglobal.net>
To: Kathleen Wold <KWold@morro-bay.ca.us>
Date: 7/27/2010 2:47 PM
Subject: Re: Hello Michael,

Kathleen-

I am following up on my request of my fellow Planning Commissioners at the last meeting July 19 to agendize an excused absence.

Please note this as my formal request for an excused absence from the first Planning Commission meeting of September, which I believe due to the Labor Day Holiday, will be Tuesday September 7. I will be delivering academic papers at conferences at University of Bournemouth and Oxford University in the UK that week.

regards,

Michael

Michael Lucas
Planning Commissioner
City of Morro Bay, California
805.772.4028
michael_a_lucas@sbcglobal.net

On Jul 27, 2010, at 11:32 AM, Kathleen Wold wrote:

Hello Michael,

Can you please send me an email with your formal request to be absent for the September 7, 2010 meeting? I will include this email in the agenda packet.

Thanks

Kathy