

AGENDA ITEM: VI-A

DATE: September 21, 2011

ACTION: _____

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
September 7, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present with the exception of Commissioner Solu.

Staff Present: Rob Livick, Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Craig Schmidt, CEO of the Morro Bay Chamber of Commerce led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Irons announced State Parks will be resurfacing the roads and the project is expected to last about 4 weeks. Grantham announced the first meeting of the Community Thanksgiving was held today and thanked participating companies. Grantham said everyone is invited to come on Thanksgiving Day. Napier announced 4-H has started for the year and the first meeting will be first week of October.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the August 16th meeting and also regarding agenda items for the upcoming September 13th Council meeting as well as announcing the next Council meeting is also a joint City Council/Planning Commission meeting which will be held on September 13, 2011 at 5pm at the Vet's Hall.

V. PUBLIC COMMENT - None.

VI. CONSENT CALENDAR

- A. Approval of minutes from the Planning Commission meeting held on August 3, 2011
- B. Approve Street Name for Tentative Subdivision Tract Map

MOTION: Irons moved to approve the Consent Calendar. Napier seconded the motion. Motion passed 4-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. **Case No.:** UP0-298

Site Location: Within the public streets on Main between Morro Bay Blvd and Harbor and on Harbor between Main and Morro Avenue

Applicant/Project sponsor: Morro Bay Chamber of Commerce

Request: To conduct a Farmer's Market within the public streets on Main Street from Morro Bay Boulevard to Harbor and then on to Harbor Street to Morro Avenue on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The MBCC Farmer's Market has a Certified Farmer's Market area and a Community Market for businesses who are not certified producers

CEQA Determination: Categorically Exempt, Section 15311, Class 11

Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-298

Staff Contact: Sierra Davis, (805) 772-6270

Davis presented the staff report.

Grantham opened Public Comment period:

- Craig Schmidt, CEO of the Chamber Commerce explained the configuration changes to improve the Farmer's Market.
- John Weiss, President of the Chamber of Commerce stressed the importance of the Farmer's Market to the community.

Grantham closed Public Comment period.

Commissioners discussed:

- Signage and the review process between the Police Chief and the City Engineer/Public Works.
- Trash receptacles and whether recycling-only containers could be included. Schmidt agreed.
- Traffic concerns for pedestrian safety among the vendors as they off load their vehicles at setup and cleanup of Farmer's Market. Grantham asked Schmidt if measures can be taken to increase safety such as wearing of safety vests by traffic controllers and seeking traffic control training from the Police Dept. Schmidt agreed.
- The availability of Rabobank's parking lot to vendors.

Irons discussed with Livick restating condition #3 in Exhibit B to include a public safety review by the Police Chief in addition to the Public Services Director. Livick confirmed and also recommended the last sentence of the Police Conditions on page 8 to state all signage shall be in

accordance with the most current edition of the California Manual of Uniform Traffic Control Devices to the approval of the Public Services Director and Chief of Police. Irons agreed.

MOTION: Irons moved we conditionally approve UP0-298 for the Chamber of Commerce Farmer's Market and adopt the findings included as Exhibit A, including findings required by the California Environmental Quality Act (CEQA); and approve Conditional Use Permit #UP0-298, subject to the Conditions included as Exhibit "B" and the site development plans dated August 26, 2011 with the stated conditions under #3 on Exhibit B and under the Police conditions which would be that Police and the City Engineer review for signage.

Napier seconded the motion. Motion passed 4-0.

B. **Case No.:** CP0-354 and UP0-337

Site Location: 482 Kern Avenue

Applicant/Project sponsor: Richard and Karen Carlstrom / Stan Canby

Request: Demolition and rebuild of a single family residence on a property with two existing single family residences. The 897 square foot residence proposed for demolition is located on the west side of the property and will be replaced with a new 2,250 square foot residence with an attached two-car garage. The single family residence on the east side of the property will remain, but does not meet setbacks making the property non-conforming. The new residence will be the main residence and the existing residence to remain will become the secondary unit.

CEQA Determination: Categorically Exempt, Section 15332, Class 32

Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-354 and Conditional Use Permit #UP0-337

Staff Contact: Sierra Davis, (805) 772-6270

Commissioner Irons recused himself due to being within 500 feet of the site location.

Davis presented the staff report.

Napier asked staff to clarify how the project meets the intent of the ordinance (Section 17.48.32). Wold clarified for Commissioners that the demolition and reconstruction of a unit to be larger than the second creates a secondary dwelling status.

Grantham opened the Public Comment period:

- Richard Carlstrom, Applicant said he is not remodeling the 2nd unit.
- Kev Bixler, neighbor of Applicant, spoke against the project and stated the project does not meet the code requirements because of the non-conforming setbacks.
- Craig Carlstrom, brother of Applicant and local resident, spoke in favor of the design of project and the Architect, Stan Canby. He encouraged the Commission to approve the project as submitted.

Grantham closed the Public Comment period.

Commissioners discussed the following:

- The requirements of secondary dwelling units.
- The non-conforming setbacks of the existing second unit.
- The new primary dwelling unit meets code requirements and lot coverage requirements.
- How the use limitation is enforced through the code enforcement process.

MOTION: Nagy moved we adopt the findings included as Exhibit “A”, and approve the Coastal Development Permit #354 and Conditional Use Permit #UP0-337, subject to the Conditions included as Exhibit “B” and the site development plans dated August 5, 2011.

Napier seconded the motion. Motion passed 3-0.

Commissioner Irons rejoined the meeting.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners. Livick reviewed the date of the sign workshop to be held on Thursday, September 29th and again on Tuesday, October 4th, 2011 at the Veteran’s Hall. The time is to be announced.

X. NEW BUSINESS – None.

XI. DECLARATION OF FUTURE AGENDA ITEMS – None.

XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 7:05p.m. to both the Joint City Council/Planning Commission meeting to be held on Tuesday, September 13, 2011 at 6:00p.m. and then the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, September 21, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary