

AGENDA ITEM: A-1

DATE: December 7, 2011

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2011  
VETERANS MEMORIAL HALL – 6:00 P.M.

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

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Jamie Irons	Commissioner
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning and Building Manager

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
PUBLIC COMMENT - None.  
PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting held on October 19, 2011

**STAFF RECOMMENDATION: Approve minutes as submitted.**

**MOTION:** Commissioner Solu moved to approve the Consent Calendar. The motion was seconded by Commissioner Irons and carried unanimously. (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** S00-109 and AD0-065

**Site Location:** 821 Pacific and 700, 710 and 710 ½ Bernardo

**Applicant/Project Sponsor:** Ruth Viau/ Cathy Novak

**Request:** Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property line from under an existing building. Project also includes a parking

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2011

exception to allow tandem parking and a variance to provide for existing reduced setbacks, lot size and a reduced setback for the existing building adjacent to the adjusted property line.

CEQA Determination: Categorically Exempt Section 15305, Class 5

Staff Recommendation: Conditionally Approve Lot Line Adjustment (S00-109) and Variance (AD0-065).

**Staff Contact:** Kathleen Wold, Planning and Building Manager (805) 772-6211

Wold presented the staff report.

Commissioners discussed with staff the request for tandem parking. The variance granted is for existing not future development. Wold clarified that anything added in the future such as a demo/reconstruct will be required to be conforming.

Chairperson Grantham opened the Public Comment period.

Cathy Novak, Applicant's Representative, presented a brief background of the proposed project.

Bill Fritsch, neighbor and resident of Morro Bay, questioned why the orientation of the lots is east west, but the two houses are showing north south.

Hearing no further comment, Chairperson Grantham closed the Public Comment period.

Commissioner Irons expressed concern regarding the proposed tandem parking going into the public right of way. Irons offered a suggestion to utilize the open space to the right of the structure instead which could allow area for parking. Commissioner Irons also expressed concern regarding the one foot setback of the accessory structure and suggested this structure be moved back to conform to the five foot setback.

Commissioners asked Novak to return to the podium to address these concerns.

Novak clarified the following:

- The accessory structure is cinderblock concrete and would be difficult to move back to five feet.
- The existing garage, without vehicle access, will be used for storage.
- The shrubbery near the utility power could be cleared to make that a parking space.

Commissioners continued to discuss the non-conforming status of the rear setback of parcel 1. Irons stated it is not unreasonable to request the wall to be pushed back to five feet. Novak disagreed and stated the type of construction makes it too difficult and as an older structure, it should be allowed the exception request.

Wold clarified for Commissioners that the Applicant did not submit documents illustrating building construction, but noted the main issue is the property line going under the building and moving it back one foot does remedy that.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2011

Commissioners Nagy, Napier and Solu stated their support for the one foot setback and expressed support for including language that a new structure or addition would be required to be conforming.

**MOTION:** Commissioner Nagy moved to adopt the findings included as Exhibit A and conditionally approve Lot Line Adjustment S00-109 and Variance AD0-065 subject to the Conditions included as Exhibit “B” and the preliminary lot line adjustment map date stamped October 12, 2011 with the following conditions:

1. New structures or additions shall require setbacks and parking standards meet the regulations of the Municipal Code and parking shall be provided on parcel two east of the power pole.

The motion was seconded by Commissioner Irons and carried unanimously. (5-0)

UNFINISHED BUSINESS

C-1 Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

Commissioner Irons requested to agendize a discussion of changes to the Subdivision Ordinance at the next Planning Commission meeting.

ADJOURNMENT

The meeting adjourned at 7:00pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, December 7, 2011 at 6:00 pm.

---

Rick Grantham, Chairperson

ATTEST:

---

Rob Livick, Secretary