



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

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

209 Surf Street, Morro Bay
Monday July 20, 2009

Vice-Chairperson Bill Woodson
Commissioner Michael Lucas

Nancy Johnson, Chairperson

Commissioner John Diodati
Commissioner Gerald Luhr

Bruce Ambo, 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

The minutes from the July 6, 2009 Planning Commission meeting will be on the August 3, 2009 Agenda.

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. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.
- B. Gates on the Embarcadero Harborwalk
- C. Downtown Visioning

X. PUBLIC HEARINGS

- A. **Site Location:** [2930 Elm Street, R-1/S.2 zone](#)
Applicant: Bill and Linda Mecum
Request: Conditional Use Permit to allow a 776 square foot second story addition to an existing 714 square foot nonconforming single-family residence. The existing two-car garage is to be accessed from Fir Street. This site is located outside the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 1, section 15301
Staff Recommendation: Conditionally approve.
Staff Contact: Aileen Nygaard, Associate Planner, 772-6211

- B. **Site Location:** [3460 Toro Drive , R-1/S.2a zone](#)
Applicant: Derrel Ridenour
Request: Variance to increase lot coverage from 50% to 54% on R-1/S.2a zoned lot. This site is located inside the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 5, section 15305
Staff Recommendation: Deny request for variance.
Staff Contact: Kathleen Wold, Senior Planner, 772-6211

- C. **Site Location:** [600 Morro Bay Boulevard , C-1/S.4 zone](#)
Applicant: Samuel Gilstrap
Request: Tentative tract map for the purpose of creating 19 condominiums with exterior spaces owned in common. This site is located outside the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Mitigated Negative Declaration Adopted 6/13/2005
Staff Recommendation: Conditionally approve.
Staff Contact: Kathleen Wold, Senior Planner, 772-6211

- D. **Site Location:** [850 Quintana Road, C-1 zone](#)
Applicant: Bob's Big Boy Restaurant
Request: Conditional Use Permit for Signage Program to include a program of wall and monument signs, and to increase the allowable sign area. This site is located outside the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 11, section 15311
Staff Recommendation: Conditionally approve.
Staff Contact: Aileen Nygaard, Associate Planner, 772-6211

- E. Site Location:** 3390 Main Street, R-1/S.1 and MCR/R-4(SP, North Main Area A) and ESH
Applicant: Johnie Medina
Request: Coastal Development Permit for 2 parcel subdivision map and for a 2,497 square foot two story single-family residence with an attached two car garage. This site is located inside the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Conditionally approve.
Staff Contact: Kathleen Wold, Senior Planner, 772-6211

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

XII. NEW BUSINESS

- A. None

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, August 3, 2009 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.

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: www.morro-bay.ca.us/planning/planningCommission.htm#plan

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