

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
Tuesday, January 2, 2007

Acting Chairperson Robert Tefft
Vice-Chairperson Bill Woodson Commissioner Nancy Johnson
Commissioner Vacant Commissioner Gary Ream
Mike Prater, Secretary

I. CALL MEETING TO ORDER

Tefft called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Cathy Novak led the pledge.

III. ROLL CALL

Commissioners Present: Johnson, Ream, Tefft, Woodson
Staff Present: Bruce Ambo, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Johnson 2nd to accept as printed. Vote: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the December 17, 2006 meeting, City Council:

- Set date of January 24, 2007 for Planning Commissioner interviews. Deadline for applications is January 19, 2007
- Set date of January 29, 2007 for a Special Meeting on Priorities and Goal Setting. All boards and commissions are invited.

At the January 8, 2007 meeting, Ambo said Council would:

- Consider Building Inspection Division personnel changes
- Hear the appeal of the Planning Commission's Conditions for a Variance for a residence located at 630 Avalon Street
- Hear a report on lessons learned from the recent nitrate situation
- Consider Development Impact Fee Program options
- Consider combining the Fire Station 53 project into one phase
- Consider an interim ordinance placing a moratorium on new medical marijuana dispensaries
- Make appointments of Council Members to various boards and committees

Woodson, referring to a Tribune article on building, asked how Morro Bay's permit approval time compared to other cities. Ambo replied it was as good or better than other coastal jurisdictions.

Tefft asked if the moratorium for medical marijuana dispensaries could be adopted at the meeting. Ambo replied it could be adopted for a specific period of time. He added that if it is adopted, the Commission would not hear a pending appeal.

VI. CONSENT CALENDAR

- A. Approval of minutes from hearing held on December 4, 2006

MOTION: Ream, Woodson 2nd to approve the minutes. Vote: 4-0.

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

IX. FUTURE AGENDA ITEMS

Woodson asked if the Pedestrian Pathway Plan would be returning to the Planning Commission. Ambo replied he would look into the matter. Woodson said he wanted to be certain it went to City Council, possibly as part of the Parking Management Plan.

X. PUBLIC HEARINGS

- A. Site Location: 340 Olive Street in the R-2 Zoning District. Applicant: Gary Lasater. The applicant requests Conditional Use Permit and Variance approvals to construct a two-car garage and convert the existing garage into living space. This site is located outside of the appeals jurisdiction of the Coastal Commission. (Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301). Staff Recommendation: Conditionally approve the Conditional Use Permit but deny the Variance.

Grossman presented the Staff Report.

Tefft opened the Public Hearing. Cathy Novak made a presentation supporting the request for a variance on behalf of the applicant. Hearing no other comments, Tefft closed the Public Hearing and asked for Commissioner comments.

There was discussion concerning the setbacks, garage location, development of the remaining portion of the lot and the pedestrian pathway.

MOTION: Woodson, Ream 2nd to accept staff's recommendations for UPO-147/ADO-028 and conditionally approve the Conditional Use Permit, but deny the Variance request by adopting the Findings included as Exhibit "A" including the grounds for denial of the requested Variance; and approve the Conditional Use Permit, subject to the Conditions included as Exhibit "B" and the site development plans dated October 31, 2006.

Johnson stated she would vote against approval because of the garage location.

Tefft called the question. Vote: 3-1 (Johnson opposed)

XI. OLD BUSINESS

- A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. None

Ambo announced LAFCO would make a presentation on the Sphere of Influence/Municipal Service Review process to the Planning Commission on February 16, 2007.

Johnson asked when the Parking Management Plan would come back to the Commission. At Ream's suggestion, it was decided to wait until February, when the new Commissioner would be present.

XII. NEW BUSINESS – None

XII. ADJOURNMENT

Tefft adjourned the meeting at 7:22 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, January 16, 2007, at 6:00 p.m.

Robert Tefft, Acting Chairperson

ATTEST:

Michael Prater
Secretary