

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
Monday, April 17, 2006

Chairperson Sarah McCandliss
Vice-Chair Bill Woodson
Commissioner Nancy Johnson
Commissioner Gary Ream
Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

McCandliss called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

Boucher led the pledge.

III. ROLL CALL

McCandliss asked that the record show all Commissioners are present.
Staff Present: Michael Prater, Rachel Grossman, Bill Boucher, and Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

MOTION: Woodson, Johnson 2nd to accept the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None.

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on April 3, 2006

MOTION: Tefft, Ream 2nd to approve the minutes. Vote: 5-0.

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS

Johnson reminded everyone about the Garden Show that is scheduled for this weekend.

IX. FUTURE AGENDA ITEMS – None.

X. PUBLIC HEARINGS

- A. Site Location: 672 Piney Avenue in the R-2 District. Applicant: Sue Whitten. The applicant is requesting a Conditional Use Permit to allow for a 178 square foot addition to an existing nonconforming structure that has already been expanded once. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, 15303, Class 3). Staff Recommendation: Conditionally approve the project.
Staff Contact: Rachel Grossman, Assistant Planner, 772-6261.

Grossman presented the staff report noting the addition of a covered off-street parking spot. Ream questioned if the current owner is the one that did the previous addition and if the garage met the parking requirements in 1966. Woodson questioned how the overhang was going to be constructed. Grossman satisfactorily addressed both questions.

McCandliss opened the Public Hearing.

Don Doubledee, agent for the applicant, did a brief introduction for the project and highlighted the addition of the solar panels. The Commissioners then asked questions about the project, especially regarding the concerns they had about the garage.

During discussion the Commissioners were all concerned about the use of the garage and had suggestions for possible changes to improve the structure, but all felt the project was acceptable as presented and would be an improvement to the property.

MOTION: Tefft, Johnson 2nd to approve the project as presented. VOTE: 5-0.

- B. Sewer Master Plan: Site Location: Citywide. Applicant: Morro Bay Public Services Department. The applicant requests a General Plan/Local Coastal Program Consistency Determination for a Sewer Collection System Master Plan Update. (Recommended CEQA Determination: Statutory Exemption, Public Resource Code 21102, 21150) Staff Recommendation: Determine the Update is Consistent with applicable General Plan/Local Coastal Program policies. Staff Contact: Bruce Ambo, AICP, Public Services Director, 772-6261

Prater introduced the project and the public review process it will follow, then turned the presentation over to Bill Boucher who gave a brief synopsis of the document, then turned the PowerPoint presentation of the project over to Steve Tanaka from the Wallace Group.

During discussion, topics questioned by the Commissioners and addressed by Steve Tanaka and Bill Boucher were:

- Infill lots
- Build-out population
- Occupancy numbers
- Water use efficiency
- Parallel sewer compared to upsizing sewer pipe
- Suggested changes by the Public Works Advisory Board
- Cayucos' overall affect on the sewer
- Rainwater infiltrating the sewer system
- Funding and it's availability for repairs
- Rate structure study

MOTION: Ream, Tefft 2nd that the proposed Sewer System Master Plan Update is consistent with General Plan/Local Coastal Plan and recommend approval of the plan to the City Council. VOTE: 5-0.

McCandliss called for a break at 7:32 p.m. and resumed the meeting at 7:45 p.m.

- C. Subdivision Ordinance Update
Review Addendum 1a.
Staff Contact: Mike Prater, Senior Planner, 772-6261.

Prater noted the changes made to Addendum 1 at the April 3, 2006 meeting and opened up discussion amongst the Commissioners.

During discussion Commissioners questioned and Staff clarified the following topics:

- Clarification on previously requested changes
- Parcel mergers
- Lot widths
- Monuments on public property
- Dedication of land formula
- Lot slopes

MOTION: Johnson, Ream 2nd to approve Addendum 1a with the recommended changes. VOTE: 5-0

XI. OLD BUSINESS

A. Current Planning Processing List

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

1. None

XII. NEW BUSINESS

A. Recommendations of City Advisory Groups Regarding Green Accord Activities

During discussion the Commissioners came to consensus on the following Green Accord Activities to recommend to the City Council:

1. Action 21
2. Action 8
3. Action 11
4. Action 7 (Alternate selection)

XIII. ADJOURNMENT

McCandliss adjourned the meeting at 8:29 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, May 1, 2006, at 6:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Secretary
Michael Prater