

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  
August 2, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson  Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Irons led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that all Commissioners are present.  
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

MOTION: Luhr moved to accept the Agenda as presented. The motion was seconded by Luhr and carried 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken at the July 26, 2010 City Council meeting and items scheduled for the August 9, 2010 City Council meeting.

VI. PUBLIC COMMENT- None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 19, 2010

Irons asked for clarification of condition G on page 4 of the minutes for 3390 Main Street. As it currently reads, the drainage condition specifies parcel 2. Irons asked staff to clarify whether this condition was recorded accurately. Lucas asked for clarification of condition I on page 4 of the minutes which states that the creek restoration plan shall include the buffer area and whether that should state "the entire" buffer area.

Wold responded that the minutes will be clarified and brought back to the Commission for approval.

Luhr asked to clarify the drainage conditions in regards to whether the drainage along the properties to the south would be reviewed. Livick responded the drainage issue is included in condition G.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

- A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

## X. PUBLIC HEARINGS

- A. **Site Location:** 2708 Alder Ave.

**Applicant:** John Saurwein

**Request:** The applicant requests approval for construction of a new single family residential unit. The new residential unit consists of approximately 1,377 square feet of new habitable space and approximately 434 square feet of garage space. The applicant is also requesting a variance to reduce the exterior side yard setback.

**Recommended CEQA Determination:** Categorically Exempt, Class 3, Section 15303.

**Staff Recommendation:** Conditionally approved Coastal Development Permit #CP0-331 and Variance #AD0-055.

**Staff Contact:** Sierra Davis, Assistant Planner, 772-6270

Davis presented the staff report.

Commissioners asked staff to clarify the parking requirements. Davis responded that each covered parking space shall be 20' x10' feet clear for a minimum of 400 square feet for a two car garage.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant, John Saurwein, explained his proposed project design.

Commissioners had discussion with applicant regarding:

- Garage location and whether a garage was considered for Birch Street side of the property;
- Installation of sidewalks. Applicant responded that sidewalks would be installed on Alder and Elena Streets and Birch Avenue;
- The landscaping and if there would be additional permeable surfaces. Applicant responded that he would have a landscaping plan but it was not ready. Davis clarified for Commission that a landscaping plan is not required; and
- Fencing height and the maximum allowable height for front yards versus side yards.

Johnson closed the public hearing.

Commissioners had lengthy discussion regarding the design of the property including the garage, stucco, windows and the articulation of the façade and whether this particular design is suitable for the unique shaped property.

Diodati disagreed due to his concern that the Applicant is requesting a variance in lieu of designing the building to accommodate the uniqueness of the lot.

Commissioners continued discussion on the following:

- Their limitation to make aesthetic decisions and whether the building is a proper fit for the footprint;
- The desire not to see additional hard surfaces or pervious paved materials;
- The view corridor;
- Fence design, height limits and options available to the applicant to resolve differences with neighbor; and
- Their concern that if they approve the project, that it does not set a precedent and is only due to the conditions unique to this lot.

Diodati asked staff to clarify how often the Planning Commission has granted variances on undeveloped parcels and whether approving the variance request for a vacant lot would set a precedent.

Wold responded that the request for a variance was derived from the shape of the lot which makes building difficult due to the skewed narrow features, not the fact that it is vacant.

- MOTION:** Lucas moved the Planning Commission approve the project with the following conditions:
- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
  - B. Approve Coastal Development Permit, and variance subject to the Conditions included as Exhibit “B” and the site development plans dated June 23, 2010 and as amended with the following conditions:
  - C. Should a fence be proposed on the property which would front on Alder Avenue, Birch Avenue or Elena Street, it shall be a maximum of 3 feet high. Should a fence be proposed on the western 25 feet of the northern property line the fence shall be limited to a maximum of 3 feet in height.
  - D. The property shall be limited to the square footage of paving or impervious surface as shown on the plans dated June 23, 2010.

Luhr seconded the motion.

Diodati asked if the intent of the motion includes a modified variance finding to call out that this not a traditional rectangular lot. Commissioners asked staff to clarify wording. Wold responded that the property in question is smaller than standards require in this zone district. In addition, the property tapers from front to back narrowing approx 12 ½ feet creating an unusually shaped smaller lot. Application to the title would unnecessarily reduce the size of the house that could be built on this lot therefore resulting in a denial of privileges enjoyed by other properties in the vicinity.

Lucas and Luhr accepted staff’s language as an amendment to the motion.

Wold asked Commissioners to clarify if the motion includes the three amendments from the first staff report to the second which included Planning Condition #5, Engineering Condition #5 and #2.

Lucas and Luhr accepted these conditions as a second amendment to the motion.

The motion carried 4-1.

- B. Site Location:** 565 Marina Street  
**Applicant:** Larry and Trish Dooley  
**Request:** The applicant requests approval for replacement of an existing carport with an approximately 461 square foot two car garage, an addition of approximately 842 square foot to the 2<sup>nd</sup> story of a single family residential unit and a roof top deck. The applicant is also requesting a variance from the front yard and side yard setbacks. The property is not located in the Coastal Commission Appeals Jurisdiction.  
**Recommended CEQA Determination:** Categorically Exempt, Class 32, Section 15332.  
**Staff Recommendation:** Review and take action on the Conditional Use Permit #UP0-294 and Variance #AD0-056  
**Staff Contact:** Sierra Davis, Assistant Planner, 772-6270.

Irons recused himself from the Public Hearing due to a conflict of interest.

Davis presented the staff report.

Commissioners asked staff to clarify if the courtyard is a new addition in the location of the front setback.

Davis responded that the courtyard is existing and is located within the required front setback but the deck toward the rear of property is new.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant's Architect, Ruel Czach, explained the proposed project and Applicant's reasons to modify the property
- Applicants Larry and Trish Dooley provided information regarding their personal history with the home and the desire to maintain the property.

Commissioners had discussion with applicant regarding:

- The height of the parapet and whether the Applicant would be agreeable to lowering the height by 3 feet as a consideration for the neighbors to the north. Applicant's Architect agreed this would give more light and indicated they would be agreeable to this;
- The front yard courtyard door in relation to the front door of the house;
- The location of the six foot fence proposed for the east of the property and the setback requirements. Luhr asked staff to clarify setback requirements. Wold clarified the 20 foot setback requirement and responded that Commissioners would need to specifically include the fence in the variance;
- The energy-saving strategies of the home; and
- The location and access of the trash cans.

Johnson closed the public hearing.

Commissioners commended the Applicant for the thoughtful design and green technologies proposed for the home and remaining consistent with the neighborhood.

**MOTION:** Luhr moved the Planning Commission conditionally approve the project by adopting a motion including the following actions:

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit and Variance, subject to the Conditions included as Exhibit "B" and the site development plans dated July 1, 2010.

Diodati seconded the motion.

Lucas proposed an amendment to include the following conditions:

- C. With the exception of the front walkway from Marina Street to the entrance gate, the area shown as slate on the plans dated July 1, 2010, shall be constructed of pervious pavers.
- D. The area above the closet shall be lowered to match the adjacent lower parapet.
- E. The existing fence shall be included in the front yard setback variance.

Luhr and Diodati accepted the amendments.

The motion carried 4-0.

Irons rejoined the Planning Commission meeting.

## XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

No discussion.

XII. NEW BUSINESS

- A. Commissioner Lucas's request to be absent from the September 7, 2010 Planning Commission meeting.

Diodati moved to grant the absence for Commissioner Lucas on September 7, 2010. Irons seconded the motion.

Commissioners unanimously agreed to approve Commissioner Lucas' absence request.

XII. ADJOURNMENT

Johnson adjourned the meeting at 8:28 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, August 16<sup>th</sup>, 2010 at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Rob Livick, Secretary