

AGENDA ITEM: VI-A

DATE: May 18, 2011

ACTION: _____

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
May 4, 2011

Chairperson Rick Grantham

Vice-Chairperson Vacant
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all four Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Sierra Davis led the pledge.

III. ELECTION OF VICE CHAIR

Commissioner Nagy nominated Commissioner Solu as Vice-Chair. Irons seconded the nomination. No discussion. The motion carried 4-0.

IV. PLANNING COMMISSIONER ANNOUNCEMENTS

Irons announced his regret at the loss of John Diodati as Planning Commissioner and appreciated his perspective, knowledge and dedication to the City of Morro Bay both as a Commissioner and parent and wished him well. The other Commissioners agreed.

Solu announced that Monday is Mother's Day, the Kite Festival was a success last week and the Annual Car Show starts this Friday, May 6th.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the April 26th meeting including the City Council's direction to staff to commence enforcement of the City's existing sign code and also briefed the Commission regarding agenda items for the upcoming May 10th City Council meeting.

VI. PUBLIC COMMENT - None

VII. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on April 6, 2011.

Irons asked that at the end of the fourth paragraph of page 3, to strike the words "...and seek a General Plan Amendment." to more accurately reflect his comments.

B. Approval of minutes from the Planning Commission meeting held on April 20, 2011

MOTION: Irons moved to approve both minutes.

Nagy seconded the motion. The motion carried unanimously 4-0.

VIII. PRESENTATIONS - None.

IX. PUBLIC HEARINGS

A. **Case No.:** CPO-325/UPO-285/SOO-103

Site Location: 593 & 595 Driftwood

Applicant/Project sponsor: Walter & Karen Roza / Cathy Novak, Novak Consulting

Request: The project site, 593 & 595 Driftwood is one parcel, 8,708 square feet in size with two existing homes, one approximately 1000 square feet and one 960 square feet in size. The applicant proposes to subdivide the property into two lots. Parcel one is proposed to be 5,213 square feet and parcel 2 is proposed to be 3,495 square feet. The applicant proposes to utilize the Compact In-fill Development regulations which allows for certain reductions in development standards. The proposed parcels will be 14% (Parcel 1) and 48% (Parcel 2) smaller than required under the R-2 zone district. The present home on Parcel 1 is proposed for demolition and a new two story home approximately 2,816 square feet in size will be constructed with a small secondary unit 640 square feet in size within the same structure on Parcel 1. The project will also include 956 square feet of common open space for the benefit of both properties. The space will be utilized for a horseshoe pit, a barbeque and fire pit area. In addition, the project will provide private open space.

CEQA Determination: Mitigated Negative Declaration.

Staff Recommendation: Approve Coastal Development Permit #CPO-325, Conditional Use Permit #UPO-285, and Parcel Map #SOO-103 with conditions.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211.

Commissioner Irons recused himself due to being within the 500 foot perimeter of the project.

Wold presented the staff report and noted changes to the staff recommendations which should include a modification on Exhibit B, page 4 item 12 to remove the phrase, "No projections will be allowed in the reduced front yard setback including any portion of the building, columns or architectural projections." Condition #12 should be modified to add, "...allowed as shown on revised site plan and covered front porch not to exceed 60 square feet."

Commissioner Nagy asked Wold to clarify the project's setback and the encroachment of entry stairs into the right of way. Wold clarified staff is okay with the proposed setbacks and steps are routinely allowed to go into the right of way through an encroachment permit.

Commissioner Solu asked Wold to clarify the 30 year deed restriction requirement. The City's 2009 Housing Element approved by City Council and approved by the State has language that requires affordable housing to be restricted to 30 years. The restriction was placed in order to be consistent with the City's Housing Element.

Grantham opened the Public Comment period:

- Cathy Novak, Applicant's Representative, explained the proposed project and encouraged the Commission to approve the project;
- Wayne Adams, resident of Morro Bay spoke in favor of the project.
- Roger Ewing, resident of Morro Bay, spoke against the project and the requested exceptions and stressed the need for proper planning.
- Betty Winholtz, resident of Morro Bay, spoke on behalf of neighbors who are against the project due to the size and bulk of the project. Ms. Winholtz supported the changes recommended by staff.

Commissioners had discussion on the following:

- The reduction of side yard setbacks. Wold clarified the municipal code is very specific on the interpretation of side yard setbacks. In this example, on a subdivided corner lot, the narrow street, Shasta, becomes the front yard setback and Driftwood becomes the exterior;
- The encroachment of the stairs into the public right of way which would require an encroachment permit;
- The 30 year deed restriction. Wold clarified the deed restriction restricts occupancy of the secondary dwelling unit to a moderate income level. Wold also clarified the zoning ordinance allows the Applicant to seek exceptions in exchange for providing affordable housing which the Applicant offered to provide 1 unit of moderate affordable housing;
- The community benefit provided by the project.

Grantham closed the Public Hearing.

MOTION: Solu moved the Planning Commission accept staff recommendation that we conditionally approve Vesting Tentative Parcel Map (S00-103), Use Permit (UP0-285) and Coastal Development Permit (CP0-325) subject to the findings contained in Exhibit A and the Conditions of Approval in Exhibit B with the exception of the modification of planning condition #12 that was stated earlier. Nagy seconded the motion. The motion carried 3-0.

Chairperson Grantham called for a break.

Grantham resumed the meeting with Commissioner Irons in attendance.

X. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold briefed the Commission on updates to the Planning Work Program. Commissioners had no discussion.

XI. NEW BUSINESS – None.

XII. DECLARATION OF FUTURE AGENDA ITEMS

Commissioner Nagy requested to add to the next agenda the submittal of the rough draft of the Planning Commission bylaws. Livick responded that the City Attorney will review the bylaws and provide input.

Grantham asked if the next meeting is feasible. Livick responded yes. Commissioners agreed to agendaize for the next meeting.

XIII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 6:58p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, May 18, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary