

AGENDA ITEM: A- 1

DATE: June 17, 2014

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – TUESDAY, APRIL 15, 2014  
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:      John Fennacy    Commissioner  
                 Michael Lucas    Commissioner  
                 Gerald Luhr    Commissioner  
                 Robert Tefft    Commissioner

STAFF:         Whitney McIlvaine    Contract Planner  
                 Cindy Jacinth    Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT - None

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A.      CONSENT CALENDAR

A-1      Approval of minutes from Planning Commission meeting of January 15, 2014  
**Staff Recommendation:** Approve minutes as submitted.

A-2      Approval of minutes from Planning Commission meeting of February 5, 2014  
**Staff Recommendation:** Approval minutes as submitted.

**MOTION:** Commissioner Fennacy moved to approve the Consent Calendar. Commissioner Lucas seconded and the motion passed. (3-0-1 Commissioner Luhr abstained)

B.      PUBLIC HEARINGS

B-1      **Case No.:** CPO-408  
**Site Location:** 1000 Ridgeway  
**Proposal:** *Request to continue to date certain of May 6, 2014 the continuance of Appeal of Administrative Coastal Development Permit #CPO-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single*

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 15, 2014

family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically Exempt, Class 1 and Class 3.

**Staff Contact:** Cindy Jacinth, Associate Planner (805) 772-6577

Commissioner Tefft stated there is a request to continue this item. He opened Public Comment period and seeing none, closed Public Comment period.

**MOTION:** Commissioner Luhr moved to continue the item to May 6, 2014. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-2 **Case No:** N/A

**Site Location:** 310 Kern

**Proposal:** *Request to continue to date certain of May 6, 2014 the continuance of* Appeal of the removal of a tree located in the public right of way.

**CEQA Determination:** N/A

**Staff Contact:** Damaris Hanson, Engineering Technician (805) 772-6265

Commissioner Tefft stated there is a request to continue this item. He opened Public Comment period.

Ann O'Brien, Morro Bay resident, stated the tree is a hazard and she would like it removed.

Gail Coffman, Morro Bay resident on Kern Avenue, stated she would like to see the tree stay.

Commissioner Tefft closed Public Comment period.

**MOTION:** Commissioner Fennacy moved to continue the item to May 6, 2014. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-3 **Case No:** CPO-420

**Site Location:** 3031 Beachcomber

**Proposal:** Coastal Development Permit approval for an addition of 309 square feet to an existing single family residence in the S.2A overlay zoning district. This site is located inside the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically exempt, Class 1

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Luhr asked about how the properties were subdivided. McIlvaine replied the undedicated right-of-way reverts to adjacent lots.

Commissioner Luhr asked if this was reviewed as a 2 car garage. Jacinth replied yes.

Commissioner Tefft opened Public Comment period.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 15, 2014

Bill Cockrill, Applicant, stated he is available to answer questions and detailed how the square footage calculations were made.

Commissioner Lucas and Cockrill discussed the hard surface paving around the outer perimeter of home. Cockrill stated this was included so it can be maintenance free.

Commissioner Luhr expressed concern with the project's ability to fit 2 cars in the garage, direct access to the sleeping room from the garage and addressing water drainage by directing it off the property instead of handling it onsite.

Commissioner Tefft asked if 2 cars could fit in driveway now. Cockrill replied no.

Frederick Sloan, Morro Bay resident on Beachcomber, stated he liked what the Applicant is doing and asked about the setback from the westedge of the house. Jacinth replied the proposed setback is 26 feet.

Commissioner Tefft closed Public Comment period.

Commissioner Lucas expressed concern that everything is paved and not permeable.

Commissioner Fennancy stated he supports the project.

Commissioner Luhr expressed concern there is a 2 car garage requirement but 2 cars cannot fit with the proposed project as well as with over heading the utilities across an adjacent property. He stated he would like the paving to be more permeable.

Commissioner Tefft commented the Commission should state this is a 1 car garage and grant a parking exception. He expressed concern with the paving and water runoff given the proximity to the State Park, stating he could not support the project with the way runoff would be addressed with non-permeable paving.

Jacinth stated the Commission could direct the Applicant to come back as a combined Coastal Permit and Parking Exception.

Commissioner Luhr stated it wasn't clear if the block wall in the open space currently exists or is proposed as it extends into the State Park. Jacinth replied this is an existing deck on their property. Because this extends into the OA-1 zoning, a condition of approval has been added stating only uses in OA-1 zones be allowed.

Commissioner Tefft stated the OA-1 zoning is vague, noting the area is sand dunes with the Local Coastal Plan being more explicit with regard to them. He would like a condition added that the project must comply with the Local Coast Plan regarding sand dune habitat and that construction is to occur other than during the plover nesting season.

**MOTION:** Commissioner Luhr moved to continue the item to May 20, 2014 with direction to the Applicant to explore the feasibility of undergrounding utilities, create more viable access of 2 car garage via redesign of the driveway aprons and enlarging or widening the garage door,

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 15, 2014

incorporate additional impermeable surfacing to reduce storm water runoff, clarify Title 14 compliance regarding openings between garage and sleeping area, demonstrate compliance with applicable Local Coastal policies regarding protection of dune habitat, including policy 11.20, where development is proposed in the OA portion of the site and explore feasibility of a utility easement with the neighbor. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-4 **Case No:** UPO-377 & ADO-086

**Site Location:** 480 Arcadia

**Proposal:** Conditional Use Permit & Parking Exception to allow an addition greater than 25 percent of existing floor area to an existing single family residence with non-conforming setbacks. Parking exception request to allow a single car garage with tandem parking in driveway to provide for the required second parking space. This project is located outside of the Coastal appeals jurisdiction.

**CEQA Determination:** Categorically exempt, Class 1

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Whitney McIlvaine, Contract Planner, (805) 772-6211

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the number of 1 car garages in the proposed project area and noticing of the project.

Commissioner Luhr and McIlvaine discussed driveway length and view obstructions for backing up. McIlvaine noted during a site visit there were no view obstructions observed.

Commissioner Tefft opened Public Comment period.

Tom Brajkovich, Architect, stated he was available for questions, noting that to make the garage large enough for 2 cars would have taken most of owner's living room and fireplace.

Commissioner Lucas asked if having another car on the lot was looked at instead of in the driveway. Brajkovich replied pavers would be used to make another parking area to the right of the driveway.

Commissioner Luhr and Brajkovich discussed the deck area setbacks, including the addition of a condition stating all improvements in the front setback would not exceed 18 or 24 inches in height to avoid interfering with views when backing out of the driveway. Brajkovich noted the Applicant is comfortable with the condition stated.

Commissioner Tefft closed Public Comment period.

Commissioners Fennacy and Tefft stated they support the project.

**MOTION:** Commissioner Fennacy moved to adopt Planning Commission Resolution 06-14 to include Staff recommended findings and conditions of approval for the project depicted on site develop plan dated March 14, 2014 with the addition of a condition stating site development

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 15, 2014

shall preclude any construction over 18 inch in height in the front setback area or landscaping that would adversely impact sight distance for vehicles backing out of the driveway. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-5 **Case No:** A00-021

**Site Location:** Citywide

**Applicant:** City of Morro Bay

**Request:** Review the draft 2014-2019 Housing Element update, and provide opportunities for the public and interested parties to participate in the Housing Element update process.

**Staff Recommendation:** Receive input from the public and forward the draft 2014-2019 Housing Element to HCD for their review.

**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Amy Sinsheimer, PMC Consultants, presented the Housing Element update.

Commissioner Lucas, Jacinth and Sinsheimer discussed neighborhood preservation guidelines. Sinsheimer noted the guidelines are broad on purpose because they will apply to more than one neighborhood.

Commissioner Tefft opened Public Comment period and seeing none closed Public Comment period.

Commissioner Luhr inquired how the Housing Element could improve the downtown and if this could be used to encourage renegotiating with State Park to allow a small percentage of liveboards in the State Marina. Sinsheimer replied the downtown core is not currently addressed and is open for discussion.

Commissioner Tefft stated he provided staff with his comments. The other Commissioners stated support for the comments from Commissioner Tefft to be included in the update with the exception of number 2 which has already been completed.

Commissioner Lucas stated he would support density that lets the City add vibrancy and consistency to the businesses downtown.

Commissioner Fennacy supports adding Commissioner Luhr's comment about exploration of increasing liveboards. The other Commissioners agreed.

**MOTION:** Commissioner Luhr moved to submit to HCD the Housing Element update with the suggested program modifications. Commissioner Fennacy seconded and the motion passed unanimously. (4-0)

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 15, 2014

**Staff Recommendation:** Receive and file.

Jacynth reviewed the Work Program with the Commission.

D. NEW BUSINESS

D-1 Formation of Planning Commission subcommittee to serve as liaison between Cal Poly CRP Masters Design Studio and Planning Commission for the visioning process for the Rezone of the West Atascadero Road Area – Embarcadero to Main Street

McIlvaine presented the visioning process concept for the area around the former power plant and the area extending north easterly to Main and 41.

Commissioner Luhr encouraged the public to participate.

**MOTION:** Commissioner Luhr moved to appoint Commissioners Tefft and Luhr as representatives with Commissioners Lucas and Fennacy as alternates. Commissioner Fennacy seconded and the motion passed unanimously. (4-0)

DECLARATION OF FUTURE AGENDA ITEMS

- Discussion on Standard Condition for Underground Utilities
- Discussion on Status of Paper Streets

ADJOURNMENT

The meeting adjourned at 9:13 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, May 6, 2014 at 6:00 pm.

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Robert Tefft, Acting Chairperson

ATTEST:

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Rob Livick, Secretary