

AGENDA ITEM: A-1

DATE: December 16, 2014

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 04, 2014
COMMUNITY CENTER MULTIPURPOSE ROOM – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Rob Livick	Public Services Director
	Scot Graham	Planning Manager

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

Commissioner Sadowski announced the WRFCAC meeting will be November 5th at 3 P.M. at the Morro Bay Community Center. Livick responded the Agenda for this meeting is on the City's website under the WRFCAC Agendas.

Commissioner Sadowski announced the Chumash Sanctuary Proposal for NOAA is on is on the Chumash website.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period and seeing none, closed Public Comment period.

PRESENTATIONS - None

CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of October 7, 2014
Staff Recommendation: Approve minutes as submitted.

Commissioner Sadowski asked Graham if the September 16 minutes have been approved. Graham responded the minutes were approved with changes at the last meeting.

MOTION: Commission Lucas moved approval of minutes from the Planning Commission meeting of October 7, 2014. Commissioner Sadowski seconded the motion and the motion passed unanimously. (4-0; Sorenson abstained)

A-2 Approval of minutes from the Planning Commission meeting of October 21, 2014
Staff Recommendation: Approve minutes as submitted.

A-3 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Commissioner Lucas moved approval of minutes from the Planning Commission meeting of October 21, 2014 and Current and Advanced Planning Processing List. Commissioner Sorenson seconded the motion and the motion passed unanimously. (5-0)

PUBLIC HEARINGS

B-1 Case No.: AD0-075

Site Location: 1000 Ridgeway, Morro Bay, CA

Staff denial of a Time Extension request for a Parking Exception: The City of Morro Bay Planning Division has received an appeal of a staff decision denying a one year time extension request for a parking exception. The parking exception allows for an 11-foot garage setback where 20-foot would otherwise be required. The Parking exception was approved by the Planning Commission on October 17, 2012 and was due to expire on October 17, 2014. The Time extension request was filed on September 4, 2014 and subsequently denied by staff on September 5, 2014.

Appellant: Reed Adamson

Staff Recommendation: Deny the appeal

Staff Contact: Scot Graham, Planning Manager, (805) 772-6291

Scot Graham presented the staff report.

Chairperson Tefft asked if the request for an extension is denied would it affect the applicant if they re-applied. Graham responded the applicant didn't have an active development attached to the parking exception, noting the applicant could come back with another design and re-apply.

Vice-Chairperson Luhr and Graham discussed parking exceptions without an active development permit and refiling.

Cathy Novak, representative for Applicant, reviewed the reasons for the denial of the parking exception, time extension and the conflicting conclusion regarding the parking exception. She noted the extension was filed in a timely matter prior to the expiration and requested the Commission grant the extension request.

Roger Ewing, Morro Bay resident, stated he supports the staff denial and asked the Commission to support the staff recommendation.

Vice-Chairperson Luhr asked Novak if the owner will re-submit the project. Novak replied the owner hasn't come to any conclusion yet and is looking at other opportunities.

Vice-Chairperson Luhr agreed with staff the parking exemption should be tied with a project but noted the fee should be waived for the re-submittal.

Commissioner Sorenson concurred with Vice-Chairperson Luhr and supports forwarding to City Council a request for a fee waiver.

Commissioner Sadowski and Graham discussed the parking exception permit, while noting the parking exception was a stand-alone permit from the separate permits to construct the house.

Commissioner Sadowski stated the parking exception should always be tied to a project and supports staff's interpretation and recommendation..

Commissioner Luhr concurred and supports the staff recommendation, noting he is not opposed to requesting the City Council waive the fee.

Chairperson Tefft stated support for the staff recommendation. He stated the City should be careful on widening the right-of-way in this area due to a trail to the state park.

Commissioner Sadowski stated he doesn't agree in waiving the fee. Vice-Chairperson Luhr responded it would be a goodwill offer to waive the fee.

Chairperson Tefft opened Public Comment period again.

Novak clarified the applicant was not the one who applied for the separate permit, noting it was per the advice of a City staff.

Chairperson Tefft closed Public Comment period.

MOTION: Vice-Chairperson Luhr moved to adopt Planning Commission Resolution 26-14 and request the City Council waive the fee on the parking exception upon resubmittal. Commissioner Sorenson seconded the motion and the motion passed unanimously. (5-0)

C. UNFINISHED BUSINESS

C-1 Discussion of Design Guidelines

Graham presented Section A changes.

Commissioner Sorenson stated the 300 foot radius is too large, noting she liked Option 2 better.

Vice-Chairperson Luhr stated he likes the larger area to tie into the noticing area, noting it would give designers more options.

Commissioners Sadowski and Lucas agreed with Vice-Chairperson Luhr regarding the larger area.

Chairperson Tefft stated Option 2 is too small. He stated the larger size might encompass areas which are clearly unlike the immediate vicinity of the house noting there should be language to allow the difference in the neighborhood.

Chairperson Tefft and Graham discussed the need for applicants to discuss their project with staff before submitting.

Chairperson Tefft stated since adjacent houses and houses in the immediate neighborhood do not mean the same thing now the guideline language needs to be cleaned up . Commissioners concurred.

Graham presented Section B1 and B3 changes.

Commissioner Lucas stated to be careful using "elevation" in the language, noting what is important is the three dimensional massing aspect. Vice-Chairperson Luhr, Commissioner Lucas and Graham discussed what the language should consist of.

Commissioner Sorenson and Graham discussed a two story home next to a single story home, with Graham noting people need to pay attention to what's around the property and neighborhood.

Vice-Chairperson Luhr stated he is happy with changes on B-3 and the stricken language. He wanted to reiterate these are guidelines and more innovative solutions are always welcomed.

Commissioner Sadowski stated he agreed with Commissioner Lucas' comments regarding elevations.

Chairperson Tefft stated the wording on the first sentence is ambiguous, noting there needs to be a shift in wording to indicate it will be compatible in the general pattern of scale and mass of the neighborhood. Commissioners concurred.

Graham presented changes to Policy C-2 and asked the Planning Commission if the small home exhibit language is acceptable. Commissioners agreed it was acceptable.

Graham presented the remaining changes to Section C.

Vice-Chairperson Luhr and Commissioner Sorenson stated they liked Option 1.

Commissioner Lucas stated the examples are good at showing massing but they are really busy, over designed and styled, noting he doesn't want it to seem like we're pushing Victorian and Spanish styled homes in our neighborhoods. Commissioners agreed on adding different options.

Graham presented Section E changes.

Commissioners Lucas, Vice-Chairperson Luhr and Graham discussed permeable and other paving.

Chairperson Tefft stated he wanted to be sure there is a distinction between "adjacent" and "in the neighborhood in the Building Orientation section.

Commissioner Lucas stated care should be given on the design and nature of the garage door by the owner. Chairperson Tefft agreed with Commissioner Lucas.

Commissioners and Graham discussed landscape plans.

D. NEW BUSINESS - None

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham stated the language in section B of the Zoning Ordinance regarding burn letters is vague and asked the Commission what are the expectations for this.

Commissioners and staff discussed existing footprint of structure and language which would address the non-conforming issues and foundations.

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Graham stated he will come back with an interpretation and resolution for adoption at the next Commission meeting.

Livick stated this will appear on the agenda for the next meeting so the public could provide input since this wasn't a noticed item.

F. ADJOURNMENT

The meeting adjourned at 7:46 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, November 18, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary