

AGENDA ITEM: A-1

DATE: January 6, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 16, 2014
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Richard Sadowski	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Rob Livick	Public Services Director
	Scot Graham	Planning Manager
	Joan Gargiulo	Contract Planner

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

Vice-Chairperson Luhr thanked the Public Works and Water Department staff for their response when he had a flooding issue at his residence.

Commissioner Sadowski wished everyone a Merry Christmas and a safe holiday.

Chairperson Tefft announced there was a meeting held a few weeks ago for the initial scoping meeting for revising the General Plan and Local Coastal Plan noting public input would be welcomed.

PUBLIC COMMENTS

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

PRESENTATIONS – NONE

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of November 4, 2014
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Sorenson moved to approve the Consent Calendar. Vice Chairperson Luhr seconded the motion and the motion passed unanimously. (4-0)

B. PUBLIC HEARINGS

B-1 Case No.: UPO-000-008

Site Location: 470 Pico St.

Conditional Use Permit and Parking Exception: The applicant proposes to add a single story addition totaling 376 square-feet to an existing 887 square-foot nonconforming residence with an attached 275 square-foot garage. The parking exception is to allow a single car garage with a second parking space to be located in

tandem in the driveway. The project is located within the R-1 residential zone and outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally approve the Conditional Use Permit and Parking Exception.

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

Gargiulo stated to the Commission the correct Case Number was UP0-396/AD0-096 instead of UP0 000-008 as stated on the agenda.

Gargiulo presented the staff report.

Chairperson Tefft opened Public comment period.

Vice-Chairperson Luhr requested to see the photos of the project again.

Craig Hooper, Applicant, stated the addition to the property was due to the fact his wife was expecting again and they will need the extra room.

Commissioner Sorenson stated support of the plan and agrees on the addition and how it configures with the existing structure on the lot.

Vice-Chairperson Luhr stated the plans did not list details on materials for the structure. Gargiulo responded the materials were not included but will reflect the same materials as the existing materials on the structure.

Vice-Chairperson Luhr questioned if the existing trees would be affected. Graham responded the home owner will not be moving nor doing any changes to the tree. Livick reviewed the City's tree ordinance with the Commission.

Commissioner Sadowski stated support for the plan.

Chairperson Tefft concurred the plans were consistent and noted the parking exception would have to be reviewed again if there were future additions.

Commissioner Sorenson supported the idea of reviewing parking exemption again if needed.

Chairperson Tefft, Vice-Chairperson Luhr and Graham discussed the parking exemption on a future project. Graham responded it would come back for review because the permit runs with the land but noted a fifth condition could be added to ensure a future project would come to the Commission for review of the parking exception. Commissioners concurred to add the condition.

MOTION: Vice-Chairperson Luhr moved to approve resolution PC 28-14 with amended fifth condition that any future addition shall require a re-review of the parking exception by the Planning Commission. Commissioner Sadowski seconded the motion and the motion passed unanimously. (4-0)

C. UNFINISHED BUSINESS

C-1 Discussion of Design Guidelines

Staff Recommendation: Review, comment, and provide direction.

Graham presented the changes with the Commission.

Commissioner Sadowski stated the visuals in the guidelines are really helpful.

Vice-Chairperson Luhr stated he was concerned about complimentary materials. He would like to encourage architectural excursions and go back to the previous opening phrase. Graham responded he changed the introductory statement in the design guidelines noting it encourages designs other than what is in the guidelines noting people would be able to ask for what they want, but it would have to be approved by the Planning Commission.

Chairperson Tefft stated he would like to revisit balconies and decks noting it should say this is something to think about when designing your project. Graham stated he could strike out the wording regarding balconies and decks and replace it with soft language.

Vice-Chairperson Luhr & Chairperson Tefft discussed issues regarding wording in Section I, Number five and six. Chairperson Tefft asked Vice-Chairperson Luhr if he would be opposed to softening the language in Section I, number five. Vice-Chairperson Luhr responded his concern would be problems with property rights according to the wording in Section I, Number five and six. Commissioners Sorenson and Sadowski stated they were comfortable with Number five. Chairperson Tefft stated he is proposing to give staff a forum to have a discussion with applicants. Livick stated these were just guidelines, not regulatory. Graham suggested options regarding privacy for balconies and decks.

Graham and Vice-Chairperson discussed privacy issues and how this should not be regulated. Vice-Chairperson Luhr suggested wording in number five be stricken or wording be softened. Chairperson Tefft, Vice-Chairperson Luhr and Commissioner Sorenson all suggested wording for number five. All agreed on the wording Chairperson Tefft suggested stating in the design of second floor decks and balconies consideration should be given to the privacy of adjacent neighbors.

Commissioner Sorenson stated Section I, Number six would need to be changed noting the wording sounds like its telling people how they should build. Chairperson Tefft stated it only points to one concept noting he would like to see some general wording. Graham asked the Commission if they wanted number six to remain. Vice-Chairperson Luhr stated with number five re-worded, number six could be stricken. Commissioner Sadowski concurred with Vice-Chairperson Luhr but noted his main concern was drainage. Graham responded drainage is addressed in the Storm Water Regulations. Commissioner Sorenson stated she was fine with number six being stricken. Graham stated if number six was stricken, it could always be brought back for reconsideration.

Chairperson Tefft and Graham discussed how the guidelines would be used when an applicant comes in with a project.

Chairperson Tefft & Graham discussed solar panels and the guidelines on structures.

Commissioner Sorenson asked about the next steps. Graham responded he will put the guidelines in a publication format for the January 20 meeting. Commissioner Sadowski concurred with staff on making guidelines user friendly.

Vice-Chairperson Luhr proposed staff also process new guidelines for commercial businesses. Graham responded he would need to get authorization from City Council. Commissioner Sorenson concurred with Vice-Chairperson Luhr. Commissioner Sadowski also concurred with getting authorization from City Council. Chairperson Tefft stated there would be a need for stakeholder input.

D. NEW BUSINESS - NONE

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Livick stated the City Council at its last meeting expressed its preference for the Rancho Colina site for the new location for the new Water Reclamation Facility with the next steps being facilities master planning.

Graham stated the draft plan for the General Plan/LCP update from the previously held workshop will be reviewed by staff and come to the City Council and Planning Commission for review at their next joint meeting date.

F. ADJOURNMENT

The meeting adjourned at 7:29 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, January 6, 2015 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary