

AGENDA ITEM:   A-1  

DATE:   February 3, 2015  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 6, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

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

Livick announced the following:

- Survey for the new City Seal. People will have the chance to vote on the new logo.
- The 2014-2015 Paving Project will be starting this week.
- The downtown paving project will also be starting this week. On Thursday Harbor will be closed from Market to Monterey from 8 AM-5 PM and on Friday Harbor will be closed from Monterey to Piney.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

Cruz Reyes, Morro Bay resident, requested the City place two stop signs at Main and Pacific, noting cars are speeding in the area and he is concerned someone might get killed.

Betty Winholtz, Morro Bay resident, read an article regarding property setbacks, noting Morro Bay is not the only City going through these problems. She stated concern about the Main Street project going on, noting no public review was given and she feels this alienated the surrounding businesses.

Livick commented on the stop sign request stating there was a traffic analysis done in the area a couple of years ago and there was not enough traffic flow to meet the requirements, so a four-way stop was not warranted in the area.

Livick commented on the Main Street project stating there is construction on Main Street for a parklet with full knowledge of the City Council. He added the project is taking up some of the parking spaces, noting the structure is for demonstration purposes and will be up for six months.

Cruz Reyes stated since the traffic analysis was done two years ago couldn't the City request another one be done. Livick stated Cruz Reyes should appear at the City Council meeting regarding his issue and to also write a letter to their Council Person to place on the agenda so staff could take a look at again. Chairperson Tefft suggested bringing it back to City Council. Commissioner Sorenson stated she wanted to know what the process was in order to bring the

issue to City Council. Livick responded with the speed bump settings in the City and other alternatives to reduce speeds in certain areas in the City.

Chairperson Tefft closed Public Comment period.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of December 16, 2014  
**Staff Recommendation:** Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Luhr moved to approve the Consent Calendar and Current and Advanced Planning Processing List. Commissioner Lucas seconded the motion and the motion passed unanimously. (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #UP0-391

**Site Location:** 510 Fresno, Morro Bay, CA

**Proposal:** Request for conditional use permit for an addition of more than 25% of existing floor area to a nonconforming single family dwelling. The applicant proposes to add a 444.5 square-foot garage, a 383 square foot second floor shop, and 94.4 square feet of second story decking to an existing 1700 square foot dwelling with an attached 660.7 square foot garage – an increase of 35% in floor area. The project is outside the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. That exemption applies to additions to existing structures provided that the addition will not increase the floor area by more than 50% or 2,500 square feet, whichever is less.

**Staff Recommendation:** Approve with conditions.

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

Graham presented the staff report.

Commissioner Lucas asked staff why was the property called a zero lot line & not designed as one.

Graham stated it was originally built on the property line and was granted a variance to allow a side set back to match the existing.

Commissioner Lucas stated the Commission wouldn't be advocating this type of construction of the existing house if anyone came forward; not a zero lot line structure.

Graham stated this is why we have set backs in order to allow circulation around the house.

Commissioner Lucas asked staff if the home has to be modified to meet code requirements.

Graham stated there are no requirements needed to modify the existing house. The new addition will need to meet the code requirements.

Commissioner Lucas couldn't find the nomenclature for the garage; he sees an issue with too many cars parking tandem.

Commissioner Sorenson asked staff if there was a code analysis on the plan and wanted to know if there was a third story. Commissioner Sorenson stated there were several structures on the property; is there was a code which allows the structures to remain if the plan is approved.

Graham stated we would have to follow the development plans in the codes and the accessory structures outside of the setback he would have to look into.

Commissioner Sadowski stated the planning proposal stated to have structure removed.

Graham stated one of the structures would have to be removed due to lot coverage.

Commissioner Luhr asked if the plans would have to go through the Fire Department.

Graham stated the Fire Department reviews all plans.

Vice-Chairperson Luhr asked if there could be a requirement for sprinklers on the zero walls

Graham stated it has to do with the addition; no requirements.

Vice-Chairperson Luhr stated there are street limitations to the driveway and asked if we had the ability to reduce the width to a 12 feet access. Also stated the gravel driveway is a non-forming material. Commissioner Sadowski concurred with Vice-Chairperson Luhr.

Graham stated the Planning Commission could require a condition that would reduce the driveway.

Chairperson Tefft stated there was a laundry platform which reduces the area that was permitted. He asked how to deal with the actual parking exception granted.

Graham stated the parking exception wasn't accepted. Graham also stated conditions could be added to the project to improve surface; the options would be within the Commissions discretion.

Chairperson Tefft asked if the current permit was not accepted by the Planning Commission, would the applicant have to get a parking exception.

Graham stated because the City is aware of the garage, the owner would have to remove it.

Vice-Chairperson Luhr asked if there were future conversion of the second story shop what would be required for parking if it would be converted into a living space.

Graham stated the owner could get secondary unit permit if they wanted to. The owner could configure the laundry room or park outside of the area.

Chairperson Tefft asked staff if the space was converted into a secondary unit, would heating and air have to be rectified.

Commissioner Sadowski asked staff if the area called “storage” would require a higher load capacity.

**MOTION:** Vice-Chairperson Luhr moved to adopt Resolution PC 1-15 with amended conditions. Commissioner Lucas seconded the motion and the motion passed unanimously. (5-0)

B-2 **Case No.:** #CP0-443

**Site Location:** 420 Island, Morro Bay, CA

**Proposal:** A Mitigated Negative Declaration and Coastal Development Permit for construction of a new 2,160 square foot residence (including garage) on a vacant 2,290 square foot lot at 420 Island. The home is 24.38 feet in height and is proposed on a lot that sits adjacent to environmentally sensitive habitat (ESH).

**CEQA Determination:** Mitigated Negative Declaration; State Clearinghouse No. 2014111006

**Staff Recommendation:** Review the project and Mitigated Negative Declaration (MND) and adopt the attached Resolution adopting the MND and approving the project.

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

Commissioner Sadowski recused himself as the proposed project is close to his residence.

Graham presented the staff report.

Commissioner Lucas asked staff if there was a summary regarding ESH areas in general City-wide. Graham stated the environmental documents usually don't provide any information because it is located in the middle of the city. Commissioner Lucas and Graham discussed protecting the ESH area.

Chairperson Tefft opened Public Comment period.

Daniel Sotelo, applicant, thanked Graham and Jacinth for their help with the project.

Commissioner Sorenson stated she was concerned about the plans because of the narrow lot noting the structure is overwhelming for the property.

Vice-Chairperson Luhr stated the structure fits with the adjacent properties and is within the guidelines.

Commissioner Lucas stated this was a good example of pulling in mass on the corners and is a reasonable size home noting he likes the driveway and supports the project.

Chairperson Tefft encouraged the applicant to look for ways to preserve the permeable areas.

Chairperson Tefft closed Public Comment period.

**MOTION:** Vice-Chairperson Luhr moved to adopt Resolution PC 2-15 with no amendments. Commissioner Sorenson seconded the motion and the motion passed unanimously. (4-0)

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS – None

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Vice-Chairperson Luhr asked staff what was needed to place conditions with the Building and Planning Department for solar ready projects. Graham stated conditions would have to be done under the direction from City Council.

Commissioner Lucas asked staff where the ESH area would fall under. Graham stated the ESH area would be considered an overlay in the City policies and would have to be looked at again individually.

Chairperson Tefft asked staff if they could present the solar ready conditions to City Council. Graham stated he will look into this.

Commissioner Sorenson asked staff about the start and end time for construction of the two projects discussed earlier. Her concern would be the noise due to the close proximity of the other properties. Graham stated the neighbors could contact the City with a complaint on noise issues.

Chairperson Tefft stated there wasn't an area to place comments on the agenda and suggested to add an area in the agenda for comments. Livick reminded the Planning Commission this is not the point where they should go into long discussions because these are not agendized items. The purpose is not for discussions of non agendized items.

Commissioner Sorenson asked staff what the plan for the plan meeting date was. Graham stated he is receiving feedback from the consultant noting he has a meeting with the consultant on Thursday to review the draft documents and will schedule a Joint Planning Commission City Council Meeting once there is a final draft.

Commissioner Lucas asked staff if there was any economic development meeting. Livick stated there will be a LEAP meeting on January 21<sup>st</sup>, at the Veteran's Memorial Building at 6 P.M.

Commissioner Lucas asked staff about the preferred WRF site. Livick stated the City Council expressed their preference for the Rancho Colina site.

Livick announced the Cayucos Sanitary District owns a pipeline north of Morro Bay on Main Street and will be extending the force main down. Instead of digging up the roads they will be sliding piping through their existing gravity line. The City will have permitting authority for encroachment permits only.

Graham announced the following items at the next City Council:

- Parking exception for the 1000 Ridgeway Project.
- Beach Street area parking requirements.

Graham announced the following items at the next scheduled Planning Commission Meeting:

- Additions for 176 Java

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- Additions for 510 Fresno.

F. ADJOURNMENT

The meeting adjourned at 7:42 p.m.to the next regularly Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on January 20, 2015 at 6:00 p.m.

ATTEST:

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Robert Tefft, Chairperson

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Rob Livick, Secretary