

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
Monday, December 3, 2007

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Lucas led the pledge.

III. ROLL CALL

Johnson asked that the record show Commissioners Ream and Woodson were on vacation.
Staff Present: Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

There was consensus to accept the agenda as printed.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None

VI. PUBLIC COMMENT

Tom Laurie stated the Harborwalk project is the best thing that's happened to Morro Bay since sliced bread. He added lots of people are already using it, even before completion.

Joe Woods spoke in support of the CalTrans project and recommended the use of vandal-resistant and low-maintenance materials. He said he hoped CalTrans would eventually replace the fence on the west side with a block wall.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on November 19, 2007

MOTION: Luhr, Lucas 2nd to approve the minutes as written. Vote: 3-0.

VIII. PRESENTATIONS

A. Highway 1 Transportation Enhancement Project

Prater stated the project may entail a Coastal Development Permit and could possibly come before the Commission. He introduced CalTrans landscape architect Laurie Cummings, who explained the \$1 million budget would be used to replace 2 miles of fencing on the east side of the highway and add landscaping. She said it was strictly an enhancement project.

Commissioners had questions about the type of fencing and the maintenance program. Cummings replied safety issues required a chain link fence, but vinyl coating doubled the usable life. She said there was no irrigation at present, but might be in the future. Following a 3-year establishment plan, Morro Bay Beautiful will take over maintenance. Ken Dostalek of CalTrans said the design would be completed by August 2008; there would be a 1 year wait for funding; construction would begin in December 2010 and the project would be completed in 2014. Julie McGuigan of CalTrans said they were seeking public comment and cards were available at the back of the room or at the Planning Department.

IX. FUTURE AGENDA ITEMS

- A. Pedestrian pathway and circulation plan.
- B. Secondary unit design competition and consideration to waive development fees for secondary units.
- C. More effective announcement of Planning Commission agendas.
- D. Develop a specific list of items all project have on the plans before going to Planning Commission.

X. PUBLIC HEARINGS

- A. Site Location: 461 Tulare Avenue in the R-1 zoning district. Applicant: June Fluegel. The applicant requests Conditional Use Permit approval to construct a 259 square foot addition to an existing nonconforming residence. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption Class 1). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report. Johnson asked if there were questions of staff. Commissioners had questions about off-street parking and a typographical error of a setback.

Johnson opened the Public Hearing. Agent Mark Waechtler said a driveway is planned to account for lost space in the double car garage. In response to a question from Lucas, he said the new drive could be contiguous. Answering questions, designer Mark Dariz said the applicant has no intention of using the den area as a bedroom, the existing driveway could be widened and the hot water heater moved.

Hearing no other comments, Johnson closed the Public Hearing and asked for Commissioner comments. Commissioners agreed the hot water heater must be moved and the driveways should be contiguous. Luhr asked that pervious pavers be used for the driveway.

MOTION: Luhr, Lucas 2nd to conditionally approve the project by adopting the Findings included as Exhibit “A” subject to the Conditions included as Exhibit “B” and the site development plans dated October 31, 2007; and any additional parking area will have pervious paving. Vote: 3-0.

- B. Site Location: 1140 Front Street in the C-VS/S.4 (SP) District. Applicant: Valerie Seymour. A request for a Conditional Use Permit to convert the interior space of the upper floor from two motel vacation rentals to a security unit and add a hot tub, storage shed, deck and fence behind the building. The new security unit would be 1,205 square feet. This site is located inside the Coastal Commission’s Original Jurisdiction. (CEQA Determination: Categorical Exemption – Class 3). Staff Recommendation: Deny the project

Johnson and Luhr stated they had discussions with the applicants. Prater presented the Staff Report. Johnson asked if there were questions of staff. Answering a question from Luhr, Prater said the hot tub and fencing had been considered by a previous staff member and the applicant was told to submit for a minor use permit. Johnson clarified the shed and hot tub would not exceed the bluff line and parking regulations. Lucas clarified the Commission hadn’t heard any similar projects in the recent past.

Johnson opened the Public Hearing. Applicant Valerie Seymour highlighted the history of the project and said the conversion didn’t change parking demand. Agent Tom Laurie said the bluff is their commercial backyard and outlined plans for the shed, hot tub and fencing. Lucas clarified the location of the hot tub. Luhr clarified the fence is below the top of the ridge line. Johnson confirmed parking is only limited during the day.

Roger Ewing and Ray McKelligott spoke in favor of denial. Johnson closed the Public Hearing and asked for Commissioner comments.

Responding to Luhr, Prater stated the Beach Street Specific Plan requires a 50-50% split between commercial and residential. He said the 1205 square-foot caretaker unit meets that ratio and is similar to four other properties on West

and Scott streets. Prater said City Council discussed limiting caretaker units to 900 square feet, but that figure is not in effect. He said the hot tub requires an additional 5 feet of setback.

Lucas stated there were no drawings for the shed. Prater replied it was less than 120 square feet and didn't require a building permit. He said it was a planning issue because of the location on the bluff. Prater said if the Commission was going to approve the project, staff should be directed to come back with Findings.

There was consensus the space should remain a caretaker unit, not a long-term rental; parking was not a problem; and the hot tub needs to be moved 5 feet, landscaped and screened with fencing no higher than the ridge top.

MOTION: Lucas, Luhr 2nd to continue the item to the consent calendar of the January 7, 2008 meeting. Vote: 3-0.

C. Site Location: 360 Cerrito Place in the R-1 zoning district. Applicants: Joe and Nicki Fazio. Appellants: Berta and Wayne Parrish. The proposed project would demolish an existing 1,183 square foot single-family residence and remove two trees, and subsequently construct a 2,155 square foot single-family residence and an associated 648 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption Class 1 and Class 3). Staff Recommendation: Deny the appeal and conditionally approve the project.

Grossman presented the Staff Report. Johnson asked if there were questions of staff. Lucas stated he had met with the appellants and clarified the driveway on Cerrito Place was approved by City staff. Luhr stated the lot wasn't staked and he believed it was paramount when there was a lot-line dispute. Grossman said the building department requires it before construction.

Johnson stated she had met with the appellant and opened the Public Hearing. Randy Dettmer, agent for the Applicants, outlined the project and showed slides of modern design homes in the immediate area of the project. Appellant Berta Parrish stated their five requests.

Roger Ewing, Dorothy Cutter, Bill Luffee, Gene Tubbesing, Richard Holman and Robby Lorber spoke in support of the appellant, primarily due to the lot-line dispute.

Johnson closed the Public Hearing and asked for Commissioner comments. Lucas asked what position the City Attorney was taking on the lot-line dispute. Grossman replied he directed staff to go forward unless an injunction was filed.

Commissioners expressed their concern about the boundary dispute and discussed possible solutions. Dettmer was asked to show the location of the water meters. The Commission also discussed the trees that had been, or were going to be, removed. Dettmer explained the trees were marked so an arborist would know which to examine; two trees with over 6-inch diameter trunks were removed with City permission, some smaller trees were removed, the Coral tree was thinned and two more trees will be removed during construction.

Johnson asked the appellant if moving the house 18 inches would alleviate their concerns. Parrish said it would alleviate their concerns about the setback, but added they would still need to settle the lot line and were not informed an injunction had to be filed to halt the process.

During discussion there was consensus the house is well designed, compatible with the neighborhood, nothing should be higher than 25 feet and the Coral tree should be preserved. Lucas preferred the driveway be on Shasta.

Johnson reopened the Public Hearing for appellant Wayne Parrish to comment. He summarized the history and stated the property line is his sole concern.

Commissioners preferred continuing the item until all five members were present and more information was obtained from the City Attorney.

MOTION: Lucas, Luhr 2nd to continue the item to a date to be determined. Vote: 3-0.

XI. OLD BUSINESS

A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. None

Commissioners established the December 17, 2007 agenda would include projects at 2740 Dogwood and 206 Main, plus discussion of Neighborhood Compatibility Standards.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:30 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, December 17, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater
Secretary