

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
Tuesday, January 17, 2006

Chairperson Sarah McCandliss Vice-Chair Bill Woodson
Commissioner Nancy Johnson Commissioner Robert Tefft
Michael Prater, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Johnson led the pledge.

III. ROLL CALL

McCandliss asked that the record reflect all Commissioners were present.
Staff Present: Bruce Ambo, Michael Prater, Rachel Grossman, and Kimberly Peeples.

IV. ELECTION OF NEW CHAIR AND VICE CHAIR

Johnson nominated McCandliss for Chair, McCandliss accepted the nomination. VOTE: 4-0.
Johnson nominated Woodson for Vice Chair, Woodson accepted the nomination. VOTE: 4-0.

V. ACCEPTANCE OF AGENDA

McCandliss asked that the agenda be amended to include the information on the Town Hall Meeting under the director's report as item number B.

MOTION: Woodson, Tefft 2nd to accept the Agenda as amended. VOTE: 4-0.

VI. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Resignation of Planning Commissioner Bernie Melvin

Ambo reviewed the resignation letter from Bernie Melvin pointing out that it is effective immediately and the spot will be filled after it is advertised and the City Council has done interviews to make a selection.

Ambo updated the Commission on the status at City Council of the Parking Management Plan, One-Way Circulation, the appeal of the 217-219 Main Street project and the upcoming appeal of the Commission's denial of the 594 Kings Street project. He also noted that the mid-year budget review would begin at the next City Council meeting.

McCandliss asked which phase the City Council is entering regarding the Parking Management Plan elements and if they are beginning debate on these elements or just presenting them. Ambo said they are in a position to take action on any of the items, but felt they were not in favor of changing circulation.

Woodson inquired about the mid-year budget recommendations that Ambo would be making & would they possibly include an increase in staff. Ambo indicated he felt we were holding our own with existing staff.

Ambo announced the Town Hall Meeting that will be held at the Veterans Memorial Building on January 30, 2006 at 6:00 p.m. – 9:00 p.m.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on December 5, 2005

MOTION: Tefft, Woodson 2nd to approve the minutes as presented. VOTE: 4-0.

VIII. PRESENTATIONS – None.

IX. ORAL COMMUNICATIONS – None.

X. FUTURE AGENDA ITEMS – None.

XI. PUBLIC HEARINGS

A. Site Location: 2440 Greenwood in the R-1/S.2 District. Applicant: Catherine Stone. The applicant requests a Conditional Use Permit for a second story addition to a nonconforming residential structure. The proposed addition would result in a 2,044 square foot home. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, Class 3). Staff Recommendation: Conditionally Approve the Project.

Grossman presented the staff report noting the client has already applied for the required Special Encroachment Permit for the existing wall, the deck will be moved back off of the City right-of-way and that 2 cars are able to park in the garage, as it exists now.

Woodson inquired about the free and clear space in the garage with the forced air unit and water heater in the garage and if those issues have been addressed in the measurements.

Catherine Stone addressed the Commission regarding the space in the interior of the garage and her belief that with the units that are encroaching into the interior of the space, there is still sufficient space for 2 cars.

Seeing no further comments McCandliss closed the Public Hearing.

Woodson inquired as to the plans of reinforcing the first floor for the second floor addition and if it would encroach on the garage space as well. It was clarified that those additions would not encroach into the garage.

Johnson asked about the average size of automobiles and if the space remaining in the garage is sufficient. Tefft felt the units in the garage could be moved with additional conditions and an approval.

Woodson asked staff to explain their reasoning for recommending approval, especially regarding the garage. Grossman reviewed her decision for approval.

MOTION: Tefft, Johnson 2nd to conditionally approve UPO-090 as presented. VOTE: 4-0.

B. Site Location: 450 Tahiti Street in the R-1/S.1 District. Applicant: Ed Wasniowski. The applicant requests a Conditional Use Permit to remodel the existing first floor residence by converting the bedroom back into a one-car 266 square foot garage and expanding a first floor bedroom by 39 square feet. The applicant also proposes to add a second floor addition of 865 square feet. The residence will result in a two-story structure with 1,786 square feet living area and a one-car garage. This site is located outside of the Coastal Appeals Jurisdiction. (Recommended CEQA Determination: Categorical Exemption, under Class 3). Staff Recommendation: Conditionally Approve the Project.

Prater presented the staff report noting the previous history of the site and the alternate parking condition that has been included in the recommended approval.

McCandliss confirmed the square footage of the addition that is proposed.

Johnson asked if the additional parking space would require an encroachment permit and confirmed the current non-existence of a garage on the site and the length of the driveway.

Tefft confirmed the existing square footage of the house including the conversion of the garage to a bedroom.

Woodson asked about the width of the paved street and the extension of the driveway thru the City's right-of-way. He further clarified Staff's opinion on the safety of parking parallel on this street.

McCandliss opened the public hearing.

Garth Kornreich addressed the Commission regarding the project and clarified the actual square footage of living space being added is 642 square feet and the driveway from the garage to the paved asphalt is 23 feet. He also presented photos of 7 other surrounding properties with similar additions and parking situations.

Johnson confirmed the length of the driveway and how much of it is in the City's right-of-way and clarified the previous recommendation of the Commission was to eliminate a room to provide the two-car garage.

Tefft asked the applicant if they would consider a tandem garage and Garth Kornreich said they would be.

Woodson expressed his desire to hear more about the option of a tandem garage and the appeal that idea has.

Ed Wasniowski addressed the Commissioners and explained his reasoning for not eliminating the downstairs bedroom to add the two-car garage and a tandem garage would cause their lot coverage to exceed the maximum.

Roger Ewing inquired as to why this project is in front of the Commission again since no major changes were presented and there are very clear ordinances regarding the required number of garages.

Seeing no further comments McCandliss closed the Public Hearing.

Johnson had a number of concerns with the project most specifically with the lack of a two-car garage.

Tefft pointed out that he had previously been in favor of this project, but since that time this project has been denied by the City Council and feels that their decision should be upheld unless there were major changes made to the project. He does not see that a major change has been made and feels that the City Councils decision should continue to be upheld. He suggested an approval with the condition to change the layout to include a tandem garage, but to not increase the footprint.

Woodson asked staff if they received any complaints regarding this project. Prater replied no. Woodson also commented on the possibility of a tandem garage & felt that would be a feasible option.

McCandliss inquired as to why the client did not design the project originally with a tandem garage. She was concerned that if it was feasible from the beginning, why has it not been presented that way and she also confirmed with staff if this project meets the tandem garage requirements.

Woodson expressed concern with the future of this street and would not approve the project as presented.

McCandliss was not in favor of this project and did not feel the applicant had made the changes that they had requested previously.

MOTION: Johnson, Woodson 2nd to approve UPO-098 with a condition of a two-car side-by-side garage and eliminate condition number 12 in Exhibit B. VOTE: 4-0.

XII. OLD BUSINESS

- A. Current Planning Processing List
Projects submitted for Administrative Approval
1. 920 Main Street; Restaurant Expansion

Prater noted the changes on the list have been put in bold type as per the Commission's request.

McCandliss asked about Cell Site limitations and if for future would it be possible to require these companies to share towers so as to limit the number of fake pine trees and towers that are seen around town. Prater indicated each project is reviewed on a case-by-case basis.

XIII. NEW BUSINESS

- A. Discuss Potential Agenda Items for the Joint City Council/Planning Commission Meeting for February 6, 2006.

Staff indicated that reports from past Council appeals could potentially focus on issue areas. Discussion amongst the Commissioners ensued on issue areas involving building size, bulk and scale, open space requirements, and parking in general (including tandem parking). During this discussion the Commissioners reviewed and commented on the memo from Bob Hendrix regarding potential topics for the Joint City Council Meeting. During review of the Technical or Specific Planning/Zoning Issues it was determined that most topics would be covered under future items within the Advanced Work Program.

After further discussion, the Commissioners came to a consensus on the following priorities for the joint City Council meeting:

- Budget Availability to tackle Work Program and Education
- Work Program Reprioritization
- Policy/Appeals Process

Suggested reorganization to the Advanced Planning Work Program priorities included:

1. Sub-Division Ordinance
2. Parking Management Plan
3. Variable Height and Setback
4. Downtown Visioning

XIV. ADJOURNMENT

McCandliss adjourned the meeting at 8:38 p.m. to the next regularly scheduled Joint City Council/Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, February 6, 2006, at 5:00 p.m. The regularly scheduled Planning Commission agenda will start at 7:00 p.m.

Sarah McCandliss, Chairperson

ATTEST:

Secretary
Michael Prater