

AGENDA ITEM: A- 1

DATE: September 2, 2014

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –AUGUST 19, 2014
VETERAN’S MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
STAFF:	Rob Livick	Public Services Director
	Scot Graham	Planning Manager
	Whitney McIlvaine	Contract Planner

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

Commissioner Sadowski announced the California State Water Board will be holding a webinar on SRF loans August 21.

PUBLIC COMMENT

Chairperson Tefft opened Public Comment period.

Susan Kraus, Morro Bay resident, requested the Commission dismiss the warning of Administrative Citation regarding her garden shed until a review the backyard setback regulations can be performed.

Robert Kraus, Morro Bay resident, requested the Commission dismiss the warning of Administrative Citation, noting the current interpretation of Chapter 17.24.040 and 17.48.040 is too subjective and should not apply as it places an unreasonable restriction on property owners.

Chairperson Tefft closed Public Comment period.

PRESENTATIONS - None

CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of August 5, 2014

Staff Recommendation: Approve minutes as submitted.

A-2 Approval of Resolution No. PC 18-14 Approving Variance (AD0-091) for Construction of a Second-Story Addition with a Rear Setback of 7.56 Feet Where 10 Feet is Required at 938 Anchor Street

Staff Recommendation: Adopt Resolution No. PC 18-14.

Chairperson Tefft stated there is a correction to the August 5 minutes to reflect that Brandon Ward, Assistant City Attorney, was not present.

MOTION: Vice Chairperson Luhr moved to approve the consent calendar with the correction to the August 5 minutes as noted by Chairperson Tefft. Commissioner Sadowski seconded the motion and the motion passed unanimously. (4-0)

PUBLIC HEARINGS

B-1 **Case No.:** #CP0-417

Site Location: 505 Walnut Street, Morro Bay, CA

Applicant: Mel & Marilyn Wammack

Project Description: Request for a Coastal Development Permit to construct a two-story, 2,120 square-foot primary dwelling, and an attached 442 square-foot secondary unit over a 460 square foot garage on a vacant 4,534 square-foot lot at the corner of Walnut and Main Streets. This project is located in the Coastal Commission appeal jurisdiction on property zoned Single Family Residential (R-1).

CEQA Determination: Categorically Exempt, Section 15303(a), Class 3

Staff Recommendation: Conditional Approval

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

Chairperson Tefft stated he has a conflict of interest, noting he will be stepping down and turn the meeting over to Vice Chairperson Luhr. Chairperson Tefft left the dais.

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the cantilevers in relation to rear yard setback and lot coverage.

Commissioner Sadowski asked if there are cantilevers on only three sides of the building. McIlvaine replied yes.

Vice Chairperson Luhr and McIlvaine discussed the secondary unit parking and where in the setbacks it is allowed.

Vice Chairperson Luhr and McIlvaine discussed the property to the north and if it would be developed.

Vice Chairperson Luhr and McIlvaine discussed the policies used to review the project.

Vice Chairperson Luhr opened Public Comment period.

Mel Wammack, Applicant, stated the Architect, Builder and he are available for questions.

Jeff Fuller, Morro Bay resident, stated the project is not compatible with the neighborhood, noting it is too large and allows for a secondary unit.

Alex Beady, Morro Bay resident, stated the secondary unit is substandard in size for low income housing and believes it functions as a duplex according to how they are defined in the code.

Martin Moje, Morro Bay resident, expressed concern with parking congestion, EMS access, the secondary unit and size of the building.

Dorothy Cutter, Morro Bay resident, expressed concerns with parking congestion and the house color.

Cathy Kellit, Morro Bay resident, stated she supports the bonus room, but expressed concern with the second unit parking space as configured.

Betty DeRosa, Morro Bay resident, stated the house is too big for the neighborhood and expressed concern with the parking as traffic goes too fast in the area.

Jacob Volcough, Morro Bay resident, expressed concerns with parking and street access, height mass and bulk of the project, and the secondary unit.

Jeff Schneidereit, Architect, stated the Applicant should not be penalized for parking issues from other properties, the massing of the house is consistent with other developed lots in the area, and the height will be offset by site grading.

Mel Wammack, Applicant, stated they have complied with the regulations for the project, and with regard to parking, he suggested painting the curb red.

Marilyn Wammack, Applicant, stated the secondary unit is not intended to be a rental unit but a place to use when family visits, and they are open to changing the house color.

Vice Chairperson Luhr closed Public Comment period.

Commissioner Lucas stated the Applicant has made the front yard setback as large as possible and the parking issues are a legacy of this area. He noted the Walnut side of the house looks fine but the Main Street side is big.

Commissioner Sadowski concurred with Commissioner Lucas regarding the Main Street elevation.

Commissioner Sadowski and McIlvaine discussed how the secondary unit name changed from bonus room to secondary unit.

Vice Chairperson Luhr and McIlvaine discussed minimum lot size for granny units.

Vice Chairperson Luhr, McIlvaine and Livick discussed the setbacks in relation to the 5 foot dedication from the property to Main Street and future public improvements.

Vice Chairperson Luhr stated he would like to see more variation in the material and cladding, noting that if a skirting of stonework were used it would break down the mass and visual height of the building.

Vice Chairperson Luhr expressed concern with sight distance and stated he would like a condition of a no parking zone of 25-30 feet from corner on Walnut and Cypress.

Commissioner Lucas and Livick discussed how Walnut might enter Main when future public improvements are designed for installation.

Commissioner Lucas stated he would be supportive of the 20 feet off the original property line and if there was a porch along the lower level as it would cut the building façade.

Commissioner Lucas stated support to request reconsideration of Main Street elevation and continue the project.

Vice Chairperson Luhr re-opened Public Comment period.

Vice Chairperson Luhr, McIlvaine, Wammack, and Schneidereit discussed the setback off of Main Street.

Vice Chairperson Luhr closed Public Comment period.

MOTION: Commissioner Lucas moved to continue the project to the September 16, 2014 Planning Commission meeting with a recommendation the Applicant redesign the Main Street façade taking into account the setbacks and testimony from tonight. Commissioner Sadowski seconded the motion.

Vice Chairperson Luhr clarified to the Applicant and Architect the Commission is looking for more articulation, not more size and bulk.

Vice Chairperson Luhr stated staff should consider no parking zones from the corners of Walnut and Cypress to alleviate some of the traffic hazard.

The motion passed unanimously. (3-0)

Chairperson Tefft returned to the dais and Vice Chairperson Luhr turned the meeting over the Chairperson Tefft.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and File

Graham reviewed the work program with the Commissioners.

D. NEW BUSINESS

D-1 Rear-yard Setback Interpretation

Graham presented the staff report.

Chairperson Tefft clarified that this would be guidance for future staff unless the Commission modifies the interpretation.

MOTION: Vice Chairperson Luhr moved to adopt PC Resolution No. 20-14. Commissioner Lucas seconded the motion and the motion passed unanimously. (4-0)

D-2 Centennial Stairway Project Concepts

Livick presented the staff report.

Chairperson Tefft, Vice Chairperson Luhr, and Livick discussed the sales agreement relating to who approves what type of lift station to be installed.

Chairperson Tefft clarified the drawings being reviewed are concept only.

Chairperson Tefft and Livick discussed the mid-level landing area and ADA requirements.

Commissioner Sadowski and Livick discussed the timing of installation of the lift in relation to the sale of the property.

Vice Chairperson Luhr stated this has been talked about since the 1970's as being the connection point between the Embarcadero and Downtown and has always been talked about as being a funicular, noting he does not support the concepts brought forward.

Commissioner Lucas stated the idea of a funicular is an event that would draw people, noting that if it has to be an elevator, to make it the most basic steel and glass type, focusing on the view and not another architectural piece in what is one of the best view corridors we have.

Commissioner Sadowski stated we are a tourist area and it should be an event, not a box.

Chairperson Tefft agreed with the other Commissioners regarding the funicular, noting that the design in Exhibit A needs a lot of improvement, and there should be no stop at the mid-level landing.

Chairperson Tefft stated if the City has to go with an elevator that it be somewhere between Exhibit B and C, noting the Centennial Stairway should be preserved.

Livick clarified there was consensus from the Commission:

- A funicular is preferred as this is an important connection between the Downtown and the Embarcadero that should be an event, not a ride in a box;
- If the City had to do an elevator, a minimal approach is best and incorporate the Centennial Stairway; and
- Make sure it is a public feature and does not give the appearance of being part of a private building.

E. DECLARATION OF FURTUE AGENDA ITEMS

- Accessory Structure Setbacks

F. ADJOURNMENT

The meeting adjourned at 8:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, September 2, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary