

AGENDA ITEM: A- 2

DATE: October 7, 2014

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 16, 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

Chairperson Tefft announced there is a vacancy on the Commission and the City is taking applications now. Livick stated applications are due October 8 with interviews scheduled for the week of October 13.

Commissioner Lucas welcomed the new Cal Poly students.

Commissioner Sadowski announced the Coastal Clean Up event on September 20. Livick stated the City would be hosting a location in the area around Morro Creek where it comes out.

Vice Chairperson Luhr announced there are a lot of whales showing up by the Rock.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

John Solu, Morro Bay resident, announced the 33rd annual Harbor Festival on October 4 and 5.

Chairperson Tefft closed Public Comment period.

PRESENTATIONS - None

CONSENT CALENDAR - None

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, 2,585 square-foot primary dwelling and garage, an attached 450 square-foot secondary unit 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 announced he would need to recuse himself and turned the meeting over to Vice Chairperson Luhr.

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the retaining wall. McIlvaine noted the condition is suggested to be revised to say “or other treatment as deemed appropriate by the Planning Commission.”

Commissioner Lucas asked if the condition to plant 3 street trees is a requirement along Main Street or a general requirement to replace trees being lost around town or site specific to this lot. McIlvaine replied it is site specific.

Vice Chairperson Luhr stated the wording on condition 8 was not clear if there is a requirement of 3 trees total or if it is 3 trees in the front and 3 in the exterior side yard setbacks.

Vice Chairperson Luhr and McIlvaine discussed condition 2 under Building.

Vice Chairperson Luhr opened Public Comment period.

Mel Wammack, Applicant, thanked the Commission for its suggestions and has taken them to heart, noting his Architect is here to answer questions.

Betty DeRosa, stated concern for the property values of her home immediately to the north of the project site and the ability to rent it. She stated the project, while compatible with other homes in the area, it is not compatible with the homes directly next to it, noting the house is really large.

Dorothy Cutter, Morro Bay resident, stated the design is very improved but it makes it look more massive. She requested there be no on-street parking on Main Street between Cypress and Walnut as well as no trees in that area.

Alex Beattie, Morro Bay resident, stated the project is too big and bulky. He stated the project should comply with the scenic resource protection policies in the Local Coastal Plan.

Jeff Heller, Morro Bay resident, stated this is the wrong house in the wrong place and wanted to know why there is a public hearing for this project when his remodel project did not require one. He stated he has a problem with the second unit, noting there would be more cars.

Jacob Wilcough, Morro Bay resident, stated there were improvements architecturally, but the house seems out of scale for the lot. He stated concern with the additional parking for the secondary unit.

Jeff Schneidereit, Architect, stated there are no one story restrictions for the lot. He stated the second floor has been set back to give the feeling of less mass, the view from Main Street will not be blocked, and the parking standard has been met.

Mel Wammack, Applicant, clarified what the view of the house from Main Street would look like.

Kathy Kellit, Morro Bay resident, stated she wanted to know what the material would be for the split block retaining wall.

Vice Chairperson Luhr closed Public Comment period.

McIlvaine responded to a couple of questions from the public regarding why there was a public hearing for this item and the parking requirement for the secondary unit.

Commissioner Sadowski and staff discussed what is being done at the staff level to address bulk and scale on projects.

Vice Chairperson Luhr and McIlvaine discussed the zoning definitions regarding front yard and side yard setbacks.

Commissioner Sadowski and Livick discussed the history of the appeal to Coastal Commission of the project at 280 Main.

Commissioner Sadowski stated the Architect did a good job of translating Commission comments from the last meeting and noted the parking is within the parameters.

Commissioner Lucas stated the parking for the second unit does not have a garage and is open, relieving the building's mass and noted that views are protected from the public street.

Commissioner Lucas stated if a 3 dimensional view of the house were inserted onto the picture of the site on Main Street from Mr. Beattie's presentation, it would show that the house to the right would loom larger than the proposed house in terms of roof lines and roof peaks.

Commissioner Lucas stated he does not know where the street trees would be located without affecting views.

Vice Chairperson Luhr concurred with several points Commissioner Lucas made, noting the front porch helps to bring articulation and break down the scale. He stated concern with trees blocking the views and requested the following requirements be included:

- The landscaping plan state native and drought tolerant plants be predominately featured and include a water use schedule; and
- The retaining wall should be covered with a certain percentage of vegetation.

Vice Chairperson Luhr stated he is concerned about sight lines on Cypress and Walnut merging in with Main Street and requested the Engineering Division review the sight lines after the project is completed to determine if no parking zones should be required.

Vice Chairperson Luhr, Commissioner Lucas and Livick discussed the street tree requirement in relation to views and sight distance.

MOTION: Commissioner Lucas moved to approve Coastal Development Permit CP0-417 for the construction of a new two-story 2,935 square-foot single-family residence with a two-car garage, an attached secondary unit, and 272 square feet of porch and decking with a third open parking space at 505 Walnut Street including the modifications discussed relative to the retaining wall, landscape plan, and street trees. Commissioner Sadowski seconded the motion and the motion passed unanimously. (3-0)

Vice Chairperson Luhr turned the meeting back over to Chairperson Tefft.

C. 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 - None

E. DECLARATION OF FURTUE AGENDA ITEMS

- Commissioner Sadowski requested a joint Planning Commission and Public Works Advisory Board meeting to discuss water and waste water issues.

F. ADJOURNMENT

The meeting adjourned at 7:40 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, October 7, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary