

The existing structure is nonconforming with regard to height and front setback. Plans show an addition of 1,759 square feet plus a 700 square-foot roof deck. The project will increase lot coverage from 17% to 49%. This project is located in the Coastal Commission appeal jurisdiction on property zoned Duplex Residential/Planned Development (R-2/PD) with an S-4 overlay requiring special design review to maintain and enhance the character and visual quality of the area. The project is also subject to bluff development standards for bluffs in the Embarcadero Area.

CEQA Determination: Categorically Exempt, Section 15303 Class 1

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/3RTvU1TPoBg>

McIlvaine presented the staff report.

Chairperson Tefft opened Public comment period.

<https://youtu.be/3RTvU1TPoBg?t=28m28s>

Chris Parker, Architect, presented the site plan for the project.

Mr. and Mrs. David Costa, applicants stated the reason for the project.

David Booker, resident, stated he was concerned about the view at first but noted the applicants have done a great job with the planning of the project and in keeping the view.

Casey Caldwell, resident, stated her concerns about the project. She reminded the Planning Commission of the principals for neighborhood compatibility.

Janet Rydell, resident, stated she was concerned about the neighborhood compatibility and neighbors who will have their views blocked due to this project.

Vicky Rile, resident, stated most of the construction which will be done is at a lower level and noted most of the neighbors have no problem with the project. Vicky also stated she appreciated the applicants concern for the neighborhood.

Chairperson Tefft closed Public comment period.

The Commissioners concurred to have the following amended conditions:

- No retaining wall to exceed thirty inches, with a minimum separation of five feet.
- The roof line of railing adjacent to upper deck not to exceed fifteen feet in height.
- HVAC system to be removed from roof to an alternate location under roof line. No exposed or screened rooftop unit.
- No hardscape in Public Right-of-Way, aside from the sidewalk and driveway.

MOTION: Commissioner Sadowski moved to adopt Resolution PC 07-15 with amended conditions. Commissioner Lucas seconded the motion. Motion passed unanimously. (4-0)

<https://youtu.be/3RTvU1TPoBg?t=1h44m56s>

C. UNFINISHED BUSINESS - None

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –MARCH 17, 2015

D. NEW BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

- Commissioner Sadowski thanked Graham for setting up the Planning Commissioner Academy training and noted he enjoyed attending.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/3RTvU1TPoBg>

Graham announced the following:

- Two appeal items will be on the next agenda.
- Bike Park coming up on the next meeting.

G. ADJOURNMENT

The meeting adjourned at 7:53 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 7, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary