

AGENDA ITEM: A-1

DATE: April 7, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 7, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Katherine Sorenson	Vice Chairperson
	Gerald Luhr	Commissioner
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Whitney McIlvaine	Contract Planner
	Cindy Jacinth	Associate Planner
	Joan Gargiulo	Contract Planner

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

PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioner Sadowski thanked Pastor Jack and Shoreline for Easter at the Rock & also thanked the Parks and Recreation Department who helped level the parking lot.

<https://youtu.be/NW-SnblbdCw?t=2m35s>

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period and seeing none, closed Public Comment period.

<https://youtu.be/NW-SnblbdCw>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/NW-SnblbdCw>

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Chairperson Tefft opened Public Comment Period and seeing none, closed Public Comment Period.

<https://youtu.be/NW-SnblbdCw>

B. PUBLIC HEARINGS

B-1 Case No.: UP0-374 and AD0-098

Continued from the June 3, 2014 Planning Commission meeting

Site Location: 481 Java Street

Proposal: Conditional Use Permit, Parking Exception, and Variance request to allow a nonconforming addition/alteration to an existing nonconforming single family residence on a 2,400 square-foot lot in the R-1/S.1 zone. The existing 1,112+/- square-foot house and 200+/- carport are nonconforming with regard to parking, front, rear, and west side setbacks, and lot coverage requirements. The applicants are proposing a 655-square-foot, second-story addition, a remodel of the existing ground level structure, and construction

of a new replacement carport. A Conditional Use Permit is requested to allow an addition exceeding 25% of the existing floor area of a nonconforming structure. A Parking Exception is requested to allow a one-car carport and a second open tandem parking space where two covered parking spaces are otherwise required. A Variance is requested to allow construction of the carport in the west side setback and reconstruction of the existing house in the front setback. The project site is located outside the appeal jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally approve.

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

Commissioner Sadowski recused himself as the proposed project is close to his residence.
<https://youtu.be/NW-SnblbdCw>

McIlvaine presented the staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=24m11s>

Kathleen Bergantzel, architect, suggested they could move the posts in, this way the parking area could be widened.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=29m51s>

MOTION: Commissioner Sorenson moved to approve PC Resolution 08-14 with the amended condition the space be left open for parking free of encumbrances' for additional parking. If the applicant would like to modify the home to accommodate additional parking, the Planning Commission will review. This approval will include PC Resolution 08-15. Commissioner Lucas seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/NW-SnblbdCw?t=54m15s>

B-2 Case No.: CP0-442 and UP0-381

Site Location: 301 Little Morro Creek Road

Proposal: Coastal Development and Conditional Use Permit to allow a BMX bike park on vacant City-owned property near the intersection of Little Morro Creek, Radcliffe and Main Streets. BMX park to include installation of multiple bike trails and wooden skills features for riders of varying abilities.

CEQA Determination: Categorically Exempt, Section 15304 Class 4

Staff Recommendation: Conditionally Approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

<https://youtu.be/NW-SnblbdCw?t=56m7s>

Jacinth presented the staff report.

Chairperson Tefft opened Public comment period.

<https://youtu.be/NW-SnblbdCw?t=1h28m49s>

Bonnie Johnson presented her report on the vision for the bike park.

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Laurie French, resident, stated she is in favor of the bike park and doesn't see a traffic impact.

Robert Davis, Morro Bay Citizens Bike Committee, stated he is in favor of the bike park and suggested to the Commission on where to place the sidewalks.

Joe O'Donnell, Central Coast Bikers, stated he has been an advocate for off-road biking for many years and supports the bike park.

Dave Albrecht, SLO Bicycle Club, stated he believes there should be an opportunity for biking for all ages and supports the bike park.

Orion Solu, student, supports the bike park. He noted this will help kids get outside and help him and his friends to practice and hang out.

Will King, FASTA (Free Ride & Sustainable Trail Assoc.), stated he was here to represent people who are in support of the bike park. He suggested the SLO County Bicycle Coalition get involved with save biking for kids.

Jim Aaron, FASTA and former founding Director of the Bike Coalition, stated the economic benefits for the town.

David Coy, student, stated he supports the bike park and how he benefited from cycling when he was younger. He also noted the local shops would benefit from the bike park.

Charlie Clark, student, stated he races BMX and is 19th in National. He would like the bike park opened because he has to travel to Santa Maria every day.

Dan Lapp, owner of property north of the project, stated he is pleased there is no permanent structure but has concerns there are no restrooms and the parking & trash issues. He noted he doesn't want to see bright lights at night also.

Nancy Mousa, resident, stated she went to the Council meeting and a lot of the proponents were from out of town. She is concerned with parking if they were regional or competitive events.

Brain Crown, resident, stated he is concerned with parking if there are events. He noted he is also concerned with insurance but thinks this project is great for the kids and families.

Pam Sines, resident, stated she like the project but thinks it is in the wrong location. She is concerned kids will bet hit by cars when they are crossing the street.

Maryann Carnegy, resident, stated she supports the project but noted her concerns about placing parking spaces under power lines.

Neil Johnson, resident, concerned with parking, six spots is not going to be efficient.

Ed Carney, resident, questioned the 90 degree soil angle. He also noted his concerns about the view from Hwy 1. He thinks there should be a barrier between the Bike Park and Hwy 1.

Mark Hutchinson, resident, stated why he is in support of the bike park. He noted the kids will be able to ride their bikes without riding on the highway.

Ian Ferguson, SLO resident, stated he is in support of the bike park and wants to encourage the Commissioners to move forward with the approval.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=1h57m59s>

MOTION: Chairperson Tefft moved to adopt Resolution PC 09-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated January 14, 2015. Vice-Chairperson Luhr seconded the motion. Motion passed unanimously. (5-0)

B-3 Case No.: CP0-450 Appeal

Site Location: 2740 Elm Street

Proposal: Appeal of Director denial of Administrative Coastal Development Permit. Applicant requests the demolition of one of two existing dwelling units on site and the construction of a new 2,031 square-foot single-family residence with a five foot garage entry setback, where 15 feet is required, at the rear of a street to street lot located in the R-1/S.2 zone. Specifically, the project is 2,782 square feet and includes a 1,523 square-foot single-family residence with a 509 square-foot garage and a 750 square-foot secondary dwelling unit.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Deny the appeal and uphold the Director's denial of the Project.

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

Gargiulo presented the staff report.

<https://youtu.be/NW-SnblbdCw?t=2h48m57s>

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=2h56m22s>

Kathleen Bergantzel, architect, stated there was no other location to place the two-car garage which is required.

Sonia Jeffers, applicant, stated the reasons for the project.

Dorothy Cutter, resident, suggested the Commission start enforcing guidelines in order to have nicer neighborhoods.

Grant Crowell, resident, asked the Commissioners to pay attention to the neighborhood compatibility and start enforcing the rules.

Ed Jeffers, applicant, stated the pictures shown in the presentation was not indicative of the street. There are very few vehicles on the street normally. He noted his project would improve the area.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=3h1m16s>

MOTION: Vice-Chairperson Luhr moved to adopt Resolution PC 10-15 to deny the appeal. Commissioner Lucas seconded the motion. Motion passed unanimously. (5-0)

<https://youtu.be/NW-SnblbdCw?t=3h6m10s>

B-4 Case No.: CP0-448 Appeal

Site Location: 845 Ridgeway

Proposal: Appeal of Director approval of an Administrative Coastal Development Permit for the demolition of an existing single-family residence and the subsequent construction of a 3,216 square foot single-family residence at 845 Ridgeway. Specifically, the project includes 2,420 square feet of habitable floor area with a 766 square-foot attached garage, a 30 square-foot front porch, and a 90 square-foot back porch in the R-1 zone.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Deny the appeal and uphold the Director's approval of the project

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

<https://youtu.be/NW-SnblbdCw?t=3h6m51s>

Gargiulo presented the staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=3h17m54s>

Kenny Blackwell, appellant, presented copies of the petition, realtor assessment for properties with views and pictures of the views from his property.

Lisa Wheeler, appellant, presented her report to the Commission regarding the communication with the applicant.

Eric Salin, applicant, presented his report regarding the communication with the appellant.

Michael Boudreau, architect, presented his report to the Commission.

Natalia Merzoyan, resident, stated she moved to Ridgeway because of the character of the neighborhood. She noted she was not happy about a 2-story next to her.

Dorothy Cutter, resident, suggested the Commissioners to delay voting on this project in order to give the Planning Director more time to finalize the guidelines for the neighborhood compatibility.

KC Caldwell, resident, stated she would like the Commissioners to deny the project and noted the structure will affect the views.

Betty Winholtz, resident, stated the information on the zoning ordinance and noted the General Plan has not changed.

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A resident, who did not want to state his name, stated he was in favor for the applicant and noted there was no guaranteed view in Morro Bay unless you live in the hills or have beach front property.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/NW-SnblbdCw?t=4h18m18s>

MOTION: Vice-Chairperson Luhr moved to continue the matter on the Planning Commission Meeting on May 5, 2015. The Planning Commission directed staff to work with the applicant and the appellent. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/NW-SnblbdCw?t=4h56m>

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/NW-SnblbdCw?t=4h57m11s>

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/NW-SnblbdCw?t=4h57m27s>

G. ADJOURNMENT

The meeting adjourned at 11:08 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on April 21, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary