

AGENDA ITEM:   A- 2  

DATE:   November 4, 2014  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 21, 2014  
VETERAN’S MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Katherine Sorenson	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 introduced new Commissioner Katherine Sorenson.

Commissioner Sadowski announced Light Night at Shoreline Calvary on October 31.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

Vice Chairperson Luhr stated he had communication with a resident regarding water and sewer fees for granny units as opposed to duplex and triplex who felt granny units should be charged the same as a duplex. Livick stated granny units are charged for sewer so if a member of the public believes a granny unit is not being charged for sewer they should contact the Public Services Department.

Chairperson Tefft closed Public Comment period.

PRESENTATIONS - None

CONSENT CALENDAR

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

Vice Chairperson Luhr asked if there were any updates on the haul out facility. Livick replied the survey is completed and it will be scheduled at a future Harbor Advisory Board meeting.

PUBLIC HEARINGS

B-1 **Case No.:** #UP0-380 and AD0-090  
**Site Location:** 501 Zanzibar Street, Morro Bay, CA  
**Conditional Use Permit and Parking Exception:** Request to allow an addition exceeding 25% of existing floor area to a single-family residence with nonconforming

front, side and garage setbacks, and to allow a second open parking space where two covered and enclosed spaces are required. The applicant is proposing a second-story addition of 594 square feet plus a 140 square-foot second-story deck to an existing 1,215 square-foot single-family residence and garage. The project is located on a 2,800 square-foot lot at the corner of Zanzibar Street and Panorama Drive. Plans show a second parking space to be located partially in the front setback with access from Zanzibar Street, or in tandem in the driveway and partially in the right-of-way with access from Panorama Drive.

**CEQA Determination:** Categorically Exempt, Section 15301(e), Class 1, for additions of no more than 10,000 square feet where all necessary public services are available and the site is not environmentally sensitive.

**Staff Recommendation:** Approve with conditions

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

McIlvaine presented the staff report.

Commissioner Lucas asked if there were any parking variances or exceptions in the area. McIlvaine replied she did a windshield survey of how parking was working in the neighborhood, noting there are more two car garages than one car garages but there are many one car garages with parking on the street or on the site.

Commissioner Lucas asked if staff recommended the two parking studies. McIlvaine replied the studies came from the Applicant.

Vice Chairperson Luhr stated he met with the Applicant and her representative at the site. Vice Chairperson Luhr and McIlvaine discussed the Panorama option for parking as opposed to on Zanzibar.

Vice Chairperson Luhr and Livick discussed the width of the street and potential widening if development continues in that area.

Commissioner Sadowski stated he visited the site and noted Panorama is narrow so putting a car on that side would be a problem.

Chairperson Tefft stated he met with the Applicant and her representative at the site. Chairperson Tefft and Livick discussed the criteria necessary for a stop sign at this location.

Chairperson Tefft opened Public Comment period.

Cathy Novak, representative for Applicant, stated two options for parking were provided. She requested the Commission replace the word “pavers” with “materials so long as soil conditions allow” in condition 8 to allow other options, and eliminate condition 9 regarding the landscape plan and add language to condition 5 to limit the height of any plant material. She stated two design changes have been added on the Panorama side to provide more articulation to break up the flat plane.

Chairperson Tefft clarified with Novak the width of the wrap around deck.

Commissioner Sorenson asked if the changes included both the wrap around on the deck and the changing the entry. Novak replied yes.

Commissioner Sadowski and Novak discussed the elevation of the garage and reason for not having a two car garage.

Donte Caris, Morro Bay resident, requested whoever is doing construction for this project be respectful of those in the neighborhood.

Chairperson Tefft closed Public Comment period.

Commissioner Sadowski stated he is concerned with the parking exception as there are not many single car homes in the area and there are a lot of vacation rentals.

Commissioner Sorenson stated concern for the option to allow blocking the right of way and would support the parking exception.

Commissioner Lucas stated concern for the parking issue, noting there is more traffic on Panorama. He stated he would not like to see the deck wrapping as it makes the house look more massive on the corner, but noted he liked the articulation of the entrance on Zanzibar.

Vice Chairperson Luhr stated if using the design guidelines being developed, the location of the second story would not be where it is and the wrap around decking would not be allowed. He stated the location of the second story could change to the rear over the garage.

Vice Chairperson Luhr stated he does not support the parking exception on Panorama and asked if the variance was just for setbacks. McIlvaine replied yes.

Vice Chairperson Luhr and staff discussed the ability of applying policies in the design guidelines being developed in regard to this project. Livick noted the design guidelines are an interpretation of existing policies, not new law.

Vice Chairperson Luhr and McIlvaine discussed the setbacks.

Chairperson Tefft stated more articulation on the Panorama side of the house would be a significant improvement but doesn't believe wrapping the deck is the way to achieve that. He stated regarding the parking exception, he supports option 1 rather than option 2.

Chairperson Tefft and McIlvaine discussed the landscape plan. Chairperson Tefft stated support for a landscape plan so long as it is not onerous.

Chairperson Tefft stated he is not opposed to the project with the increased articulation proposed on the Panorama side.

Commissioner Lucas stated there is a precedent for all the houses around this house that they are not pushed back on the upper floor, noting he would like to reduce the impact of the upper floor deck on the corner and liked the articulation of the front entrance.

Commissioner Sadowski agreed with Commissioner Lucas and stated he would like a two car garage.

Commissioner Sorenson stated support for the existing project with the proposed changes for articulation on the Panorama side and option 1, noting it is similar to what is existing in the neighborhood.

Chairperson Tefft stated he liked option 1 as it is not tandem parking.

Commissioner Lucas and McIlvaine discussed the parking exception in relation to the ability of others in the neighborhood to request and be granted a parking exception for a future project.

Chairperson Tefft asked if the additional articulation needed to be added to the conditions. McIlvaine replied yes.

Commissioner Sadowski stated he would like to see the change to the front porch but not the wrap around deck.

McIlvaine stated language such as “increase entry articulation on the Panorama elevation” could be added to the conditions.

Commissioner Sorenson stated she would like the landscape plan to state it does not have to be done formally by a landscape architect.

Vice Chairperson Luhr stated he is not against the parking exception where it is difficult to add a second covered parking structure. He stated he would like a landscape plan, is supportive of option 1, would like to see more articulation on the windows and does not want the second story deck to wrap around.

Commissioner Lucas, Chairperson Tefft, and Graham discussed the parking exception in relation to a future project. Graham stated the Commission could place a condition on the project that the parking exception be terminated for a future project and have it come back to the Commission. He also stated it would be recommended that it be recorded.

Commissioner Sadowski and Graham discussed the location of the parking for Option 1.

Graham clarified with Commissioners the size for the upper deck.

Chairperson Tefft stated there is consensus to add a couple of conditions: 1) to work with staff to provide more articulation of the west elevation of the house and 2) condition regarding permeable pavers be made a little more general.

Vice Chairperson Luhr proposed another condition be added to leave the west facing second story roof free of vents and obstructions to allow for easy solar deployment.

McIlvaine stated a condition regarding adding the deed restriction discussed previously could be worded as “prior to the issuance of a building permit, the applicant shall record a deed to the

effect that any future addition to the habitable area of the structure will render the parking exception null and void.”

McIlvaine stated a condition regarding option 1 could be worded as “final plans shall incorporate option 1 as a solution for the second parking space with access from Zanzibar.”

**MOTION:** Commissioner Lucas moved approval of UP0-380 and AD0-090 with the amendments and conditions as discussed. Commissioner Sorenson seconded the motion and the motion passed. (4-1; Vice Chairperson Luhr voting no)

**B-2 Case No.:** A00-018

**Site Location:** Citywide

**Applicant:** City of Morro Bay

The City of Morro Bay is proposing amendment of both the General Plan and Local Coastal Program. Review of text amendments include alteration to the General Plan Land Use, Open Space and Conservation Element Section 13.C2a and Coastal Land Use Plan Section II.C1, to allow for density bonuses in residential zones for affordable housing, consistent with State Housing Law (Government Code Section 65915).

**CEQA Determination:** Categorically Exempt, Section 15061(b)(3)

**Staff Recommendation:** Review and recommend City Council approval of Amendments to both the General Plan and Local Coastal Program.

**Staff Contact:** Scot Graham, Planning Manager, (805) 772-6291

Graham presented the staff report.

Commissioner Lucas stated ultimately we will need to consider density in relation to resources, noting he hopes there will be incentives in the density in the future that will cost us fewer resources.

Commissioner Sadowski and staff discussed water and sewer capacity in relation to the General Plan.

Chairperson Tefft and Graham discussed the Coastal Commission added language regarding density bonuses for affordable houses being granted to the extent that they have access to adequate water and sewer services.

Vice Chairperson Luhr asked if the City offers other bonuses for distributed services such as rain water harvesting or net zero homes. Livick replied there is a monetary program for those.

Vice Chairperson Luhr asked if there is a requirement for low cost housing that gets these bonuses to apply newer technologies to reduce their impacts such as grey water harvesting and solar. Graham replied the current ordinance does not require that.

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

**MOTION:** Commissioner Lucas moved to recommend the City Council adopt PC Resolution 25-14, proposed amendments to the General Plan, Use Open Space Conservation Element and

Coastal Land Use Plan use designations. Commissioner Sadowski seconded the motion and the motion passed unanimously. (5-0)

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS - None

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham announced the following:

- The next meeting on November 4, 2014 will be at the Community Center Multipurpose Room due to the election
- There will be an opportunity of a joint meeting with City Council on December 2, 2014 from 9 a.m. to 2 p.m. for a workshop to discuss the plan for the General Plan
- On the November 4 meeting: 1000 Ridgeway appeal and further review of the design guidelines

Livick announced the following:

- The Water Reclamation Facility Citizen Advisory Committee (WRFACA) will meet October 22, 2014 from 3-5 p.m. and will tour the Rancho Colina site
- City Council will meet November 12, 2014 meeting to discuss conclusions on where the Water Reclamation Facility should be sited
- WRFACAC reviewed at its last meeting and City Council will review at its October 27, 2014 meeting the hydrogeology report for the Water Reclamation Facility

F. ADJOURNMENT

The meeting adjourned at 8:00 p.m. to the next regularly scheduled Planning Commission meeting at the Morro Bay Community Center Multipurpose Room, 1001 Kennedy Way, on Tuesday, November 4, 2014 at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Rob Livick, Secretary