



**AGENDA NO: B-2**

**MEETING DATE: October 16, 2018**

**THE FOLLOWING CORRESPONDENCE WAS RECEIVED  
BY THE COMMUNITY DEVELOPMENT DEPARTMENT  
FOLLOWING POSTING OF THE AGENDA**

# 2575 Greenwood Avenue Proposed ADU appeal

## Timeline



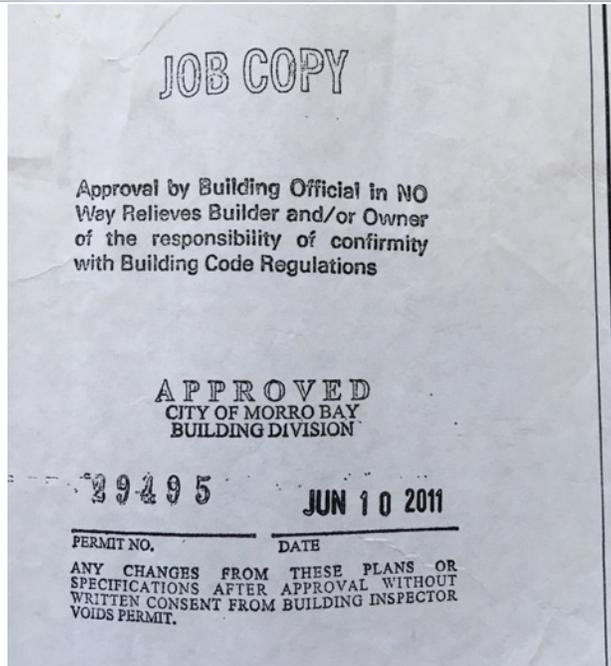
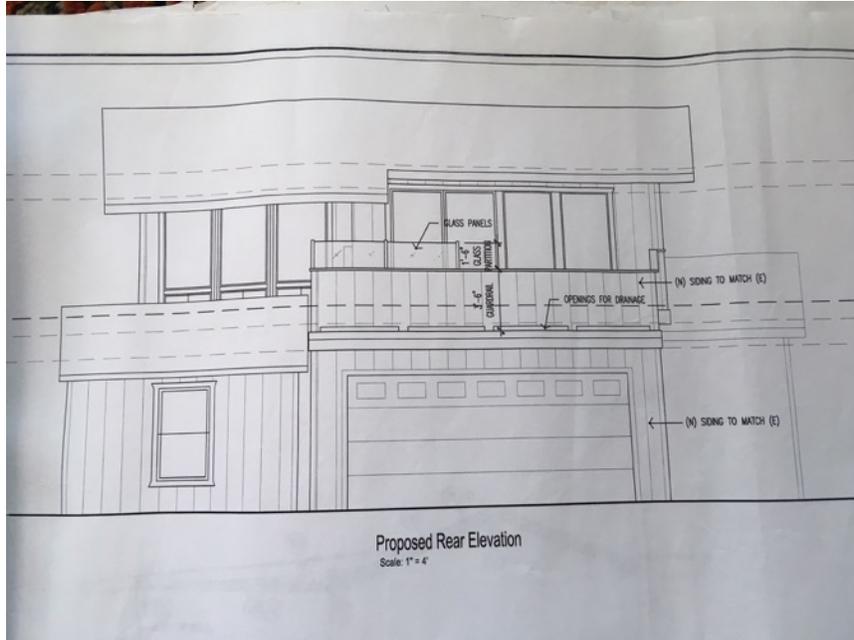
March 2011

Home Inspection Photos of Pico Street carport/garage entry prior to purchase by Krull family. The pre-existing grade to garage was more intrusive into public street than after remodel.



March 2011

Inside of Pico Street Carport/Garage Entry



June 2011

Plan to enclose garage and build rooftop deck approved by city of Morro Bay

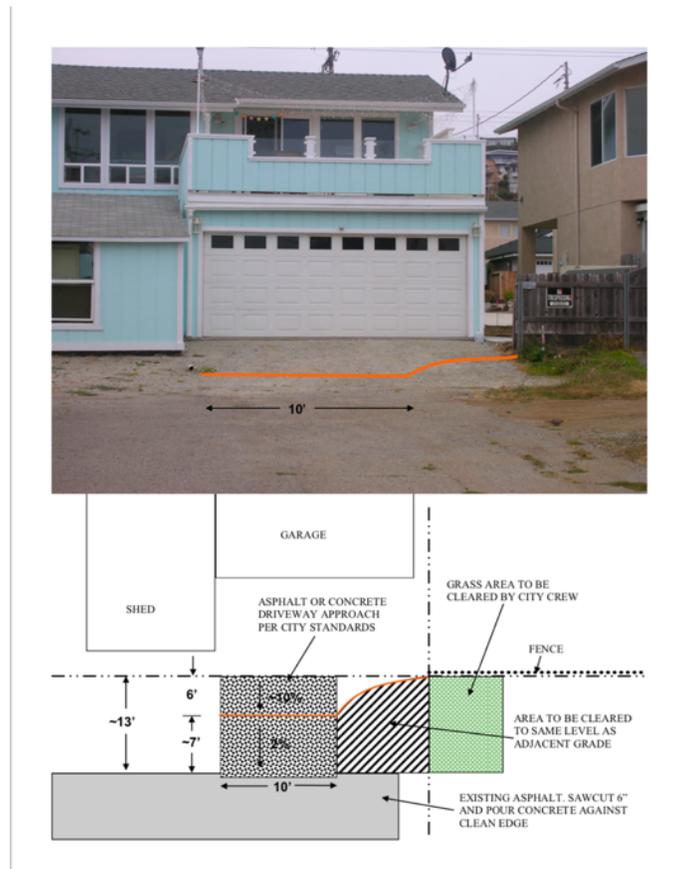


November 2011

Remodeled Garage and Driveway.

Driveway was verbally approved by city engineer Brian Cowen during final inspection.

No written record of approval was found.



October 2012

City of Morro Bay asked Krulls to redo driveway at request of south side neighbor to clear any impediment to entry in neighboring driveway.

 **CITY OF MORRO BAY**  
DEPARTMENT OF PUBLIC WORKS  
955 Shasta Avenue, Morro Bay, CA 93442  
(805) 772-6261

**STANDARD ENCROACHMENT PERMIT**

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To: \_\_\_\_\_ Permit No. SE0-000-736  
For: Krull, Dan Date: October 08, 2012  
At: 2575 Greenwood Ave  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_ APN: 068-249-010

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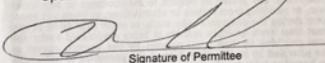
In compliance with your request this date, and subject to all items, conditions, restrictions written below or printed as general or special provisions on any part of this form.

**PERMISSION IS HEREBY GRANTED TO:**  
Construct driveway approach and minor grading

**CONDITIONS:**  
per conceptual plan developed by Associate Engineer

**NOTE: THIS PERMIT EXPIRES SIX (6) MONTHS AFTER DATE OF ISSUANCE.**

**AGREEMENT:** All work performed under this permit shall be in accordance with the Standard Plans and Specification and the applicable ordinances of the City of Morro Bay.

  
Signature of Permittee

**DEPARTMENT OF PUBLIC SERVICES**  
Director of Public Services

Date work completed: \_\_\_\_\_

\_\_\_\_\_  
Signature of Inspector

November 2012

Work completed and approved by Morro Bay engineer Barry Rand.

March 2013

City of Morro Bay requested owners to perform additional adjustments to approach at request of North side neighbor. Work completed within one week, and approved by Morro Bay engineer Barry Rand.

As seen by the following photo, even when cars are parked in the Pico street approach to the garage, neither neighbor's driveway is significantly blocked. However, at the request of the city, we do not park cars in the approach except to load and unload sports equipment, groceries, etc. into garage. I do not believe this creates a fire or safety hazard.



## Responses to project objections

### Parking



Cars are parked along Pico street. There is City right-of-way on Pico and Elm Street for resident parking. Some of the area is restricted from parking because neighbors have placed landscaping into the right-of-way.

Proposed ADU project would provide open parking space off street.



Cars loading equipment from garage. Proposed ADU would solve this issue.

### Drainage

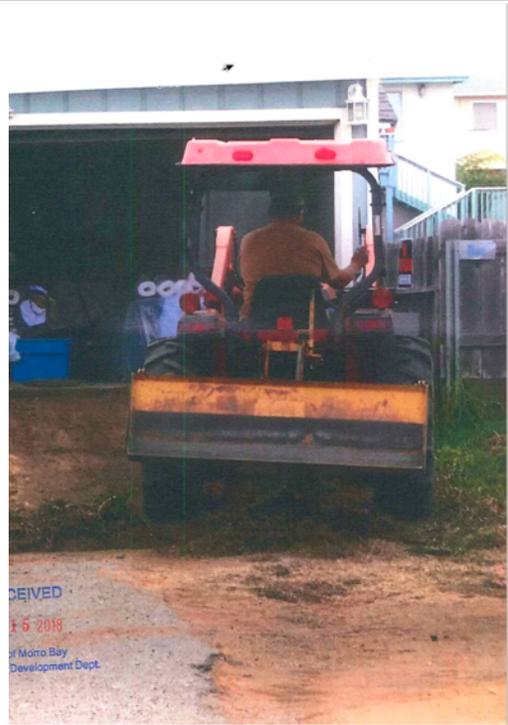


Lot split occurred prior to 2011. These drainage pipes were in place when we purchased the property in 2011.

The proposed project removes the shed and installs pavers therefore providing more ground to absorb water.

There is no change to the existing garage footprint (which will become the new ADU) so there will not be increased drainage issues.

## Garage and Driveway



Tractor pictured was used to grade driveway to city requirements, not add material as claimed.

Driveway area was not built up beyond a point in which a car that backs out of their driveway would be impaired.

The garage entry existed prior to our purchase of the home. The remodeled garage and deck were permitted by the City in 2011.

<p style="text-align: center;"><b>Fencing</b></p>	<p>Judy Johnson suggested fencing across property line. The proposed ADU would include fencing across property with a gate across proposed open parking space.</p>
<p style="text-align: center;"><b>Encroachment</b></p>	<p>If approved, we will obtain an encroachment permit, as anyone else, and adhere to the City requirements.</p>
<p style="text-align: center;"><b>Garbage</b></p>	<p>Homes are entitled to place garbage cans at the street for collection. Having the pick up on Pico Street allows us to keep the cans in the rear of the house and out of the way during the week. We place our cans so they do not interfere with the neighbor's driveway.</p>