



AGENDA NO: B-1 AMENDED
MEETING DATE: October 17, 2017

Staff Report

TO: Planning Commissioners **DATE:** October 17, 2017
FROM: Joan Gargiulo, Assistant Planner
SUBJECT: Continued review of Coastal Development Permit (#CP0-323) and Conditional Use Permit (#UP0-282) Request for Conditional Use Permit approval for the construction of a single-family residence with associated secondary dwelling unit located within the R-2 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 25-17 (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamp received September 7, 2017.

APPLICANT:

Bruce Elster, Morro Seaview, LLC

ARCHITECT:

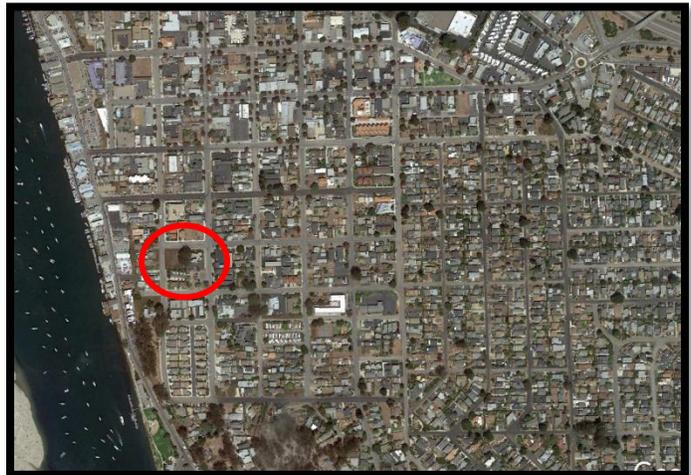
Chris Parker, Architect

ADDRESS/APN:

530 Morro; 066-134-016

BACKGROUND/DISCUSSION:

This item was continued from the March 7, 2017 Planning Commission meeting with direction to provide greater articulation along the project's rear elevation (Exhibit C). Also, see project Planning Commission meeting minutes for March 7, 2017 Attached as Exhibit E.

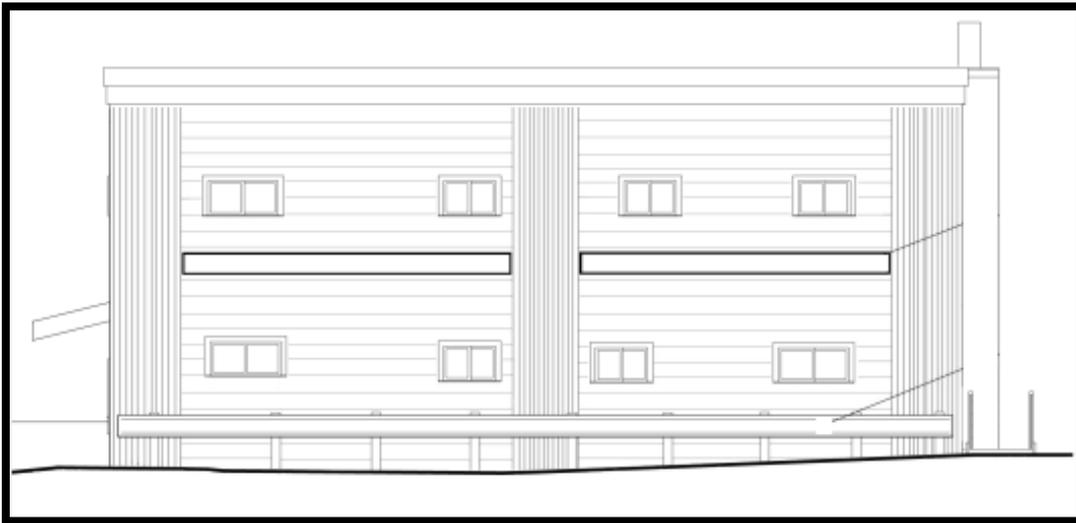


Prepared By: JG

Department Review:

Rear Elevation

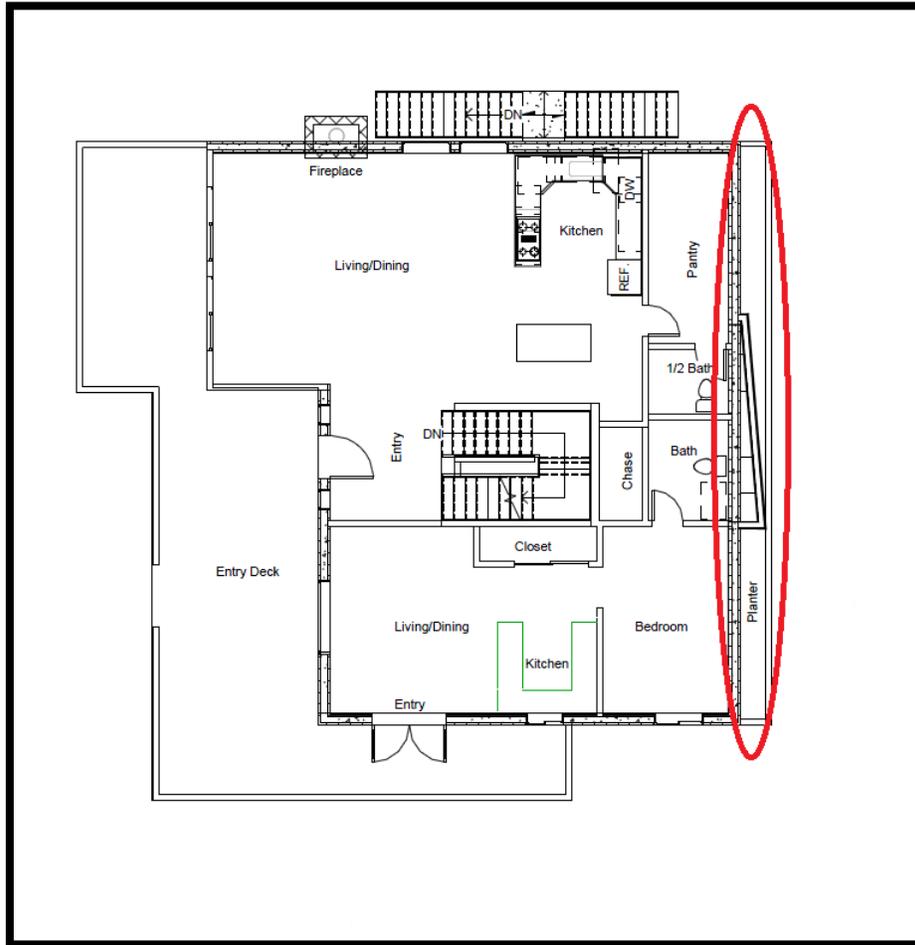
The applicant has made the following revisions to the rear elevation: removed the double cornice from the roof, added an angular architectural projection to the center of the rear elevation that extends the full height of the structure, and concentrated the use of corrugated metal in the center projection. The Applicant also proposes to install a CMU wall/planter in place of the previously proposed guardrail. See Original and Proposed rear elevations below. The Plans are also provided as Exhibit B to the Staff report.



Original Rear Elevation (3/7/17 PC Meeting)



Proposed Rear Elevation (10/17/17 PC Meeting)



Proposed Level 2 Floor Plan Illustrating Planter and Projection (10/17/17 PC Meeting)

Minutes are available on the City's website at
<https://www.youtube.com/watch?v=2j1qG8bCQN8&feature=youtu.be&t=3h20m57s>

PROJECT SETTING:

The project is located in the Bayfront Neighborhood, designated as Planning Area No. 6 in the Local Coastal Plan, within the R-2/PD/S.4 Zoning District. The parcel at 530 Morro Avenue lies to the East of the Embarcadero, to the west of Main Street, to the south of Driftwood Street, and to the north of Olive Street. The 8,740 sq. ft. rectangular shaped lot slopes up to the east. Development in the surrounding area includes one and two-story residential and commercial development in a variety of architectural styles.

Adjacent Zoning/Land Use			
North:	R-2/PD/S.4 Vacant lot	South:	R-2/PD/S.4 Multifamily Residential
East:	R-4/S.4 Office parking	West:	R-2/PD/S.4 Residential

Site Characteristics	
Site Area	8,740 square feet
Existing Use	Vacant Lot
Terrain	Undeveloped and sloping down to the west
Vegetation/Wildlife	Low grasses and iceplant
Archaeological Resources	N/A
Access	Morro Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low-Medium Density Residential
Base Zone District	R-2
Zoning Overlay District	PD Planned Development
Special Treatment Area	S.4
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Commission Appeal Jurisdiction
Density	Minimum lot area per unit: 2,900 SF (2 units maximum)

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20 feet	56'6"
Side-Yard Setback	5 feet	5'1"
Rear Setback	5 feet	13'5"
Height	25 Feet	24'1"
Lot Coverage	Max. 50%	29%
Parking	2 Car Garage +1	3 Garage Parking Spaces
Landscaping	Plan Required	Submitted with Plan Set

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes land use and zoning permit requirements. The project at 530 Morro Avenue proposes construction of a new single-family dwelling on a vacant lot in the R-2 Residential Zoning District with a Planned Development (PD) overlay. This project requires Planning Commission approval of both a coastal development permit and a conditional use permit. Development within the Planned Development overlay zone requires a conditional use permit (MBMC Section 17.40.030). This overlay is applied to parcels, which because of location, size, or public ownership warrant more detailed review.

Conditional Use Permit

The Zoning Ordinance, subsection 17.40.030, requires approval of a conditional use permit for any development located within the Planned Development (PD) Overlay Zone. Approval of a Conditional Use Permit within the PD Overlay zone requires the following findings to be made:

1. The new development is found to be consistent with the applicable policies of the Morro Bay General Plan and the Local Coastal Plan.

The proposed development is consistent with all provisions of the Morro Bay Municipal Code.

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

The project proposes the construction of a single-family residence with associated secondary dwelling unit which is an allowed use in the R-2 zone. The surrounding neighborhood is developed with one and two-story residential and commercial development.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on October 7, 2017, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. The exemption applies to the construction of a single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Medium Density land use designation and because the project meets the development standards set forth in the Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CP0-323) and Conditional Use Permit (UP0-282) for the proposed project at 530 Morro Avenue, as shown on plans date stamped received July 13, 2017 by adopting Planning Commission **Resolution 25-17** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 25-17
- Exhibit B – Graphics/Plan Reductions
- Exhibit C – Applicant Comment Letter
- Exhibit D – March 7, 2017 Staff Report and Plans
- Exhibit E – March 7, 2017 PC Minutes