

AGENDA ITEM: A-2

DATE: October 20, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 1, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/ZAq03rZOA60?t=2m7s>

Chairperson Tefft notified the Commissioners he will be adding at the beginning of each public hearing item, notifications of “Disclosure of Ex Parte Communications”.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period and seeing none, closed the Public Comment period.
<https://youtu.be/ZAq03rZOA60?t=4m38s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

- A-1 Approval of minutes from the Planning Commission meeting of July 7, 2015.
Staff Recommendation: Approve minutes as submitted.
- A-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Vice-Chairperson Sorenson moved to approve the Consent Calendar. Commissioner Luhr seconded the motion and the motion passed unanimously (4-0).
<https://youtu.be/ZAq03rZOA60?t=3m11s>

B. PUBLIC HEARINGS

- B-1 Case Number:** UP0-416
Site Location: 900 Main Street, Morro Bay, CA

Proposal: Request for Minor Use Permit approval for Black Hill Siren bar and restaurant to be located at 900 Main Street. Includes interior remodeling to combine the existing restaurant and the existing bar; approximately 2,400 sq. ft. of interior customer space and 936 sq. ft. of outdoor patio area.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Approve with conditions

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

<https://youtu.be/ZAq03rZOA60?t=5m12s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=14m7s>

Paul and Kelly Boisclair, applicants, stated the conditions for the project have been reasonable and also thanked staff and the City for helping them.

Betty Winholtz, resident, stated her concerns regarding noise and street trees. She also noted her concern regarding the outdoor facility and how it would affect the residents.

Ross Hale, business owner, stated he is concerned about the loud noise at night and questioned the outside supervision at night and the hours of the live band.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=20m34s>

MOTION: Commissioner Luhr moved to approve PC Resolution 29-15 with additional conditions concerning seismic retrofitting, a sound mitigation plan, and an arborist report with regard to the existing street trees. Vice-Chairperson Sorenson seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/ZAq03rZOA60?t=1h6m30s>

B-2 Case No.: #CP0-410 & UP0-369

Site Location: 289 Main Street

Proposal: Coastal Development Permit & Conditional Use Permit to construct a 2,882sf single family residence with 503sf basement and 520sf garage on a vacant lot. This project is located inside the Coastal Commission appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve

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

<https://youtu.be/ZAq03rZOA60?t=1h35m28s>

Chairperson Tefft recused himself because he lives in close proximity to the project.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Vice-Chairperson Sorenson stated she had a brief conversation with the applicant's representative.

Commissioner Lucas stated he met on site with the applicant's representative.

Chairperson Tefft received an email from the applicant's representative to meet regarding the project, but he notified her he would have to recuse himself.

Jacinth presented staff report.

Vice-Chairperson Sorenson opened Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=2h3m57s>

Cathy Novak, agent, presented her report to the Commission.

Dorothy Cutter, resident, stated she wanted to know the exact square footage of the lot. She noted there wouldn't be any issues if the General Plan and Zoning Code was followed.

Vice-Chairperson Sorenson closed Public Comment period.

<https://youtu.be/ZAq03rZOA60>

Vice-Chairperson Sorenson opened Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=2h20m42s>

Cathy Novak, agent, asked the Commissioners to give her more details on what the Commission wanted for the project so she could take the information back to the architect.

Vice-Chairperson Sorenson closed Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=2h21m37s>

MOTION: Commissioner Luhr moved to continue CP0-410/ UP0-369, to the October 6th Planning Commission Meeting with direction to the applicant (See directions below). Commissioner Lucas seconded. Motion passed unanimously (3-0).

<https://youtu.be/ZAq03rZOA60?t=2h25m8s>

The direction of the Planning Commission was to submit revised plans which include:

1. Calculate actual lot coverage which excludes from lot size the portion of the common driveway; includes all structures on the property namely the sheds situated on the west side of property; and includes the decks.
2. Revise plan title sheet to reflect correct square footage of home which includes the basement for a total square footage of 3,385.9sf.
3. The rear deck along the south to be shortened along with a revised design which reduces the scale/mass along the west elevation which faces the Tidelands parking lot.

B-3

Case No.: #UP0-424

Site Location: Coleman Drive, 100 feet from Morro Rock near Target Rock

Proposal: Conditional Use Permit to erect a Fishermen's Family Sculpture as a memorial tribute to families of mariners. Sculpture to consist of a wife, son and daughter facing the bay to be located off Coleman Drive near Target Rock and southeast of Morro Rock.

Height of sculpture to be 5 feet 9 inches on a foundation base approximately 12 feet by 7 feet. This project is located in the original jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve

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

<https://youtu.be/ZAq03rZOA60?t=1h9m9s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Commissioner Lucas discussed the project with the owner's representative.

Chairperson Tefft emailed the applicants representative to discuss protection from auto accidents and vandalism.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=1h18m23s>

Cathy Novak, agent for applicant, presented her report and answered questions from the Commissioners.

Laurie French, Fisherman Wives, thanked the Commission for their support.

Dorothy Cutter, resident, stated she liked the project and suggested an area for placement of the statue.

Linda Merrill, resident, asked the Commissioners if there was a long range plan to extend the boardwalk to the statue.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=1h27m19s>

MOTION: Commissioner Lucas moved to approve UP0-424 as submitted. Vice-chairperson Sorenson seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/ZAq03rZOA60?t=1h33m14s>

B-4

Case No.: #CP0-471

Site Location: 110 Orcas

Proposal: Coastal Development Permit to construct a 2,058sf single family residence with 480sf subterranean garage on a vacant lot in the S-2A overlay zoning district. This project is located inside the Coastal Commission appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve

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

<https://youtu.be/ZAq03rZOA60?t=2h26m9s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Vice-Chairperson Sorenson stated she had a brief conversation with the neighbor.

Jacinth presented staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=2h43m9s>

Don Doubledee, architect, presented his report to the Commission.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ZAq03rZOA60?t=2h50m26s>

MOTION: Vice-Chairperson Sorenson moved to approve PC 31-15 with one additional finding and three additional conditions (See finding and conditions below). Commissioner Lucas seconded the motion. Motion passed (4-0).

<https://youtu.be/ZAq03rZOA60?t=3h16m26s>

110 Orcas

Added finding:

1. The Planning Commission finds that the legislative intent of Ordinance No. 483 of the City of Morro Bay and of Section 17.40.050(D)(7.) of the Municipal Code of the city of Morro Bay is to prohibit construction of more than a single “story above grade plane”, as that term is defined by the California Building Code (CCR, Title 24, Part 2, Chapter 2), and that the project is consistent with those ordinances, as so intended.

110 Orcas

Added conditions:

1. If a sump pump or ejector pit is used in the onsite sewer design, a backup energy supply with overflow storage shall be provided.
2. The grading plan and building cross section drawings shall clearly demonstrate that the garage is more than 50% below grade, consistent with the basement definition utilized in the California Building Code, in order to be in compliance with the S.2A overlay requirements which prohibit wo-story construction. Grading and building cross section drawings shall be included in the project plan set submitted Building Permit review.
3. Drainage area to the west and south of the property shall remain unvegetated in its natural state as shown on the conceptual landscape plan as presented to the Planning Commission and made a part of this coastal development permit (CP0-471).

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

Commissioner Lucas stated he was delighted to see people talking to their neighbors about their problems.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

The meeting adjourned at 9:18 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on September 15, 2015, at 6:00 p.m.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –SEPTEMBER 1, 2015

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary