

AGENDA ITEM:   A-2  

DATE:   October 20, 2015  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 15, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS – NONE

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/RO8a23dRD2Q?t=2m27s>

Laura Heller, Morro Bay resident, stated there needs to be some type of beach access at Morro Rock from the parking lot to the sand. She also stated there should be a speed reduction on Hwy 1 near the parking area in Cayucos.

Nancy Castle announced the Lions Club was offering some food left over from the Avocado Festival at the meeting tonight. She also invited everyone to an organ concert at St. Peters by the Sea, this Saturday 5 p.m. at 545 Shasta Ave. Nancy also noted Ross Hale a local artist has been sculpting the trees in front of City Hall.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/RO8a23dRD2Q?t=7m33s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR  
<https://youtu.be/RO8a23dRD2Q?t=7m36s>

A-1 Approval of minutes from the Planning Commission meeting of August 4, 201 and August 18, 2015.  
**Staff Recommendation:** Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Sadowski moved to approve the Consent Calendar. Vice-Chairperson Sorenson seconded the motion and the motion passed unanimously (5-0).  
<https://youtu.be/RO8a23dRD2Q?t=7m59s>

B. PUBLIC HEARINGS

**B-1 Case Number:** UP0-422

**Site Location:** 1170 Front Street, Morro Bay, CA

**Proposal:** Request for a time extension on permit approvals for UP0-120 and AD0-024, allowing for the development of a six-room hotel project.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1

**Staff Recommendation:** Approve time extension

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

<https://youtu.be/RO8a23dRD2Q?t=8m26s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Gargiulo presented the staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=18m7s>

Jason Blankenship, applicant, presented his report to the Commissioners.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=25m42s>

**MOTION:** Commissioner Luhr moved to approve Resolution PC 35-15 with the condition that the project be submitted to the Coastal Commission for a CDP within six months and to substantially retain the submitted design in Exhibit D. Vice-Chairperson Sorenson seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/RO8a23dRD2Q?t=36m21s>

**B-2 Case No.:** #UP0-426 and AD0-103

**Site Location:** 340 Tulare Avenue, Morro Bay, CA

**Proposal:** Conditional Use Permit and Parking Exception approval to allow for an addition of more than 25% to an existing nonconforming single-family residence and to allow for a tandem parking space in the driveway. Specifically, the applicant proposes to add a 650 sq. ft. second-story addition and to enlarge the existing one-car garage to meet minimum standards and locate the second required parking space in tandem in the drive. The project is located outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally approve

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

<https://youtu.be/RO8a23dRD2Q?t=37m46s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Commissioner Luhr recused himself because he is the agent for the project.

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=45m8s>

Ron Jordan, applicant, stated the reasons for the project.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=51m42s>

**MOTION:** Vice-Chairperson Sorenson moved to approve Resolution PC 36-15.  
Commissioner Lucas seconded the motion and the motion passed unanimously (4-0).

**B-3 Case No.:** #AD0-028

**Site Location:** 781 Quintana Blvd, Morro Bay, CA

**Proposal:** Modification to existing permit to modify the existing exterior of the Burger King restaurant. The project includes the demolition of the existing canopy covering the drive through window.

**CEQA Determination:** Categorically exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally approve

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

<https://youtu.be/RO8a23dRD2Q?t=58m19s>

Gargiulo presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Chairperson Tefft opened Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=1h6m52s>

John Mack, agent for the applicant, presented his report to the Commissioners.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=1h20m35s>

Chairperson Tefft opened Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=1h23m26s>

John Mack, agent for the applicant, showed a picture of what the blade wall and drive through will look like.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/RO8a23dRD2Q?t=1h25m18s>

**MOTION:** Commissioner Sadowski moved to approve Resolution PC 34-15 with an additional two findings and one condition (See below for added findings and condition). Vice-Chairperson Sorenson seconded the motion and the motion passed 4-1 with Commissioner Lucas dissenting.

<https://youtu.be/RO8a23dRD2Q?t=2h3m50s>

781 Quintana

Findings:

1. The free standing blade wall structure located 5 feet from the south-side entryway is found to be an architectural element of the building and not a free standing sign, which utilizes consistent colors, materials, and architectural style to that of the overall building.
2. Use of the blade wall is consistent with architecture of the site and surrounding commercial area, but may not be an appropriate architectural component for commercial development in other areas of Morro Bay, like the downtown.

781 Quintana

Condition:

1. The Applicant shall provide additional landscaping to include three new trees at the following locations: at the northwest corner of the lot between the drive-through lane and Quintana Road, adjacent to the monument sign located near Quintana Road on the south side of the property, and within the eastern side of the landscaped area across the parking lot from the south entry to the building.

**B-4 Case Number:** N/A

**Site Location:** Vacant Mindoro Street lot, West side of Highway 1 abutting the HWY 1 right of way. APN: 065-113-066

**Proposal:** Planning Commission review of General Plan conformance in association with City property disposal/sale. The City has listed the subject property for sale and prior to any property sale, California Government Code Section 65402 requires the Planning Commission to review and report on the property disposition as to conformity with the City's General Plan.

**CEQA Determination:** Exempt Per Section 15061(b)(3)

**Staff Recommendation:** Adopt Resolution Finding that disposition of the subject property is consistent with the Morro Bay General Plan

**Staff Contact:** Scot Graham, Community Development Manager, (805) 772-6291.

<https://youtu.be/RO8a23dRD2Q?t=2h5m33s>

Graham presented staff report.

**MOTION:** Commissioner Lucas moved to continue the item to the next meeting on October 6th. Commissioner Luhr seconded the motion and the motion passed unanimously (5-0).

C. UNFINISHED BUSINESS - NONE

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –SEPTEMBER 15, 2015

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

Commissioner Luhr asked staff what the process was for receiving underground utilities for a neighborhood.

Graham responded, the neighborhood would need to form a Utility District and recommended they attend the City Council Meetings. This would give direction to staff and what steps would need to take place.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

Graham announced he will be taking ordinance AB2188 (Solar Assembly Build) for implementation to City Council on the second meeting of October.

G. ADJOURNMENT

The meeting adjourned at 9:37 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 6, 2015, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary