

AGENDA ITEM: A-2

DATE: December 6, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 04, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Richard Sadowski Joe Ingraffia Gerald Luhr Michael Lucas	Chairperson Commissioner Commissioner Vice-Chairperson Commissioner
STAFF:	Scot Graham Joan Gargiulo Whitney McIlvaine	Community Development Director Assistant Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/nGIAbIOxeHo?t=2m21s>

Chairperson Tefft announced SLO Airport Day on October 15th, 10 a.m. – 3 p.m. at the SLO airport.

PUBLIC COMMENT PERIOD
<https://youtu.be/nGIAbIOxeHo?t=3m4s>

Robert Krause, Morro Bay resident, stated he sent emails to the Commission regarding municipal code 17048.340, Satellite dish antennas. Krause would like the wording modified to include UHF and VHF antennas. Krause was told by staff the ordinance applies to satellite antennas.

Krause spoke about his concerns about his neighbors antenna and flag pole. Krause would like the City to adopt an ordinance regarding flag pole height in residential neighborhoods.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/nGIAbIOxeHo?t=8m29s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

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

MOTION: Vice-Chairperson Luhr moved to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: CP0-500, UP0-440

Site Location: 3300 Panorama Drive, Morro Bay, CA

Project Description: The applicants propose to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, and associated pipelines, pumps and foundations. The project includes on-site staging areas for equipment, waiting trucks, and temporary debris storage. The project is anticipated to require some level of disturbance over approximately 8 acres and is expected to require approximately 2 months to complete. The project site is located in a Single Family Residential (R-1) zone with a Planned Development (PD) Overlay. The site contains areas of environmentally sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction.

CEQA Determination: The Community Development Director determined the project qualifies for a Mitigated Negative Declaration of Environmental Impact (MND). Mitigation is recommended to reduce potential environmental impacts to a less than significant level. Copies of the MND are available for review at the Community Development Department, 955 Shasta Avenue in Morro Bay and on the City's website at the following link: <http://www.morro-bay.ca.us/842/Current-Planning-Projects>.

Staff Recommendation: Hear public testimony on the project and **continue the public hearing to December 6, 2016**, for full review on that date.

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

<https://youtu.be/nGIAbIOxeHo?t=13m16s>

McIlvaine updated the Commission on how the applicant would like to proceed. The applicant has requested to continue the hearing to a date in the middle of November in order to allow time for a neighborhood meeting.

Staff recommended the Commission allow public comment and continue the item to the December 6th Planning Commission meeting.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=15m6s>

Ed Griggs, 539 Whidbey St., stated he and the neighbors received a letter from Steve Gallegos, a tank removal project owner and representative, regarding a meeting with neighbors at the tank site. Griggs stated they rejected the venue and had asked Graham at the September 26th City Council meeting to arrange a meeting between the applicant and the neighbors to meet at a neutral venue rather than at

the tank removal site. Griggs stated he also asked Mayor Irons to help facilitate the meeting off site and noted Christian Headland also wrote a letter to Graham explaining the meeting would need to be off site.

Griggs stated a notice was posted the next day stating the October 17th meeting would be held on site. Griggs feels the City staff has failed to adhere to the many requests made by the neighborhood.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=19m25s>

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=19m31s>

Robert Walker, 523 Whidbey St., stated there are unknown environmental hazards that would be exposed to the residents around the project. Walker doesn't understand why an EIR wasn't done. Walker reviewed other concerns he had with the project.

Christian Headland, 498 Yerba Buena, stated she never received the second notice. Headland thanked the Planning Department for postponing the decision and setting a new agenda. Headland stated she was concerned with the second phase of the project.

Annie Pivarski, 515 Yerba Buena St., spoke about the removal of the goats and noted she has created a timeline of events which transpired following the last meeting. Pivarski will forward this information to the Commission and staff.

Terry Wahler, 465 Sicily St., would like a performance bond to make sure this project will be completed. Wahler is concerned the work for the project would be exceeding the project description. The condition of approval should be explicit on what the project description is and what is allowed.

Jerry Lang, 404 Whidbey, is concerned about traffic. Lang stated there would need to be designated routes which will have to be enforced.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=31m46s>

Discussion between Commission and staff.

MOTION: Commissioner Lucas moved to continue CP0-500 and UP0-440 to the December 6th Planning Commission meeting. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

B-2 Case No.: #UP0-453

Site Location: 2657 Greenwood Avenue, Morro Bay, CA

Proposal: Conditional Use Permit approval for a 1,100 sq. ft. addition to an existing 1,100 sq. ft. nonconforming single-family residence with an existing 623 sq. ft. nonconforming garage in the R-1/S.2 Residential Zoning District. Specifically, the Applicant proposes to remodel the existing first floor and to construct a second story addition. 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, Assistant Planner, (805) 772-6270

<https://youtu.be/nGIAbIOxeHo?t=1h1m33s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=1h6m1s>

Jed Joyce, Designer and General Contractor for applicant, described the project and explained the issue with the non-conforming setback. Joyce stated he would be happy to answer any questions.

The Commissioners presented their questions to the designer.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/nGIAbIOxeHo?t=1h14m23s>

Discussion between Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve Resolution PC 21-14, UP0-453. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/nGIAbIOxeHo?t=1h26m26s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS -

<https://youtu.be/nGIAbIOxeHo?t=1h27m27s>

Vice-Chairperson Luhr notified everyone the San Salvador Galleon ship is still in Morro Bay, and encouraged everyone to go out and see it.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –OCTOBER 4, 2016

Commissioner Sadowski asked staff if he could place the flag pole height and VHF & UHF on a future agenda to be discussed.

F. COMMUNITY DEVELOPMENT DIRECTOR DIRECTOR COMMENTS

<https://youtu.be/nGIAbIOxeHo?t=1h36m42s>

Graham notified the Commission there will be a General Plan work shop for the Downtown Waterfront Strategic Plan on October 12th, 6 p.m. – 8:30 p.m., at the Vet’s Hall.

G. ADJOURNMENT

The meeting adjourned at 7:37 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on October 18, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary