

AGENDA ITEM: A-3

DATE: JUNE 20, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 16, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/W0L4vQwk4oI?t=2m13s>

Commissioner Sadowski announced this Friday, May 19th, 6 p.m., there will be a greet at the Pizza Port for the bike marathon. The bike marathon will begin the following day, Saturday, 9 a.m. at the Morro Bay High School track and will continue until Sunday (24 hours). All donations will be forwarded to the Morro Bay High School track team.

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/W0L4vQwk4oI?t=3m17s>

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

A-2 Approval of minutes from the Planning Commission meeting of March 21, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approved the Consent Calendar. Commissioner Lucas 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. - NONE

C. NEW BUSINESS
<https://youtu.be/W0L4vQwk4oI?t=5m13s>

C-1 Case No.: UP0-476/CP0-541 Conceptual Review

Site Location: 101 Fig Street

Proposal: **Conceptual Review of a potential future public hearing project** proposing to construct a new two-story, 2,250+/- SF single family house on a bluff property with an existing residence between the west end of Fig Street and the Embarcadero Tidelands area. The property is zoned Duplex Residential with a Planned Development overlay (R-2/PD). This project is located in the Coastal Commission appeal jurisdiction.

CEQA Determination: No determination is required for conceptual review.

Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

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

Graham reviewed what a Conceptual Review is with the Commissioners.

McIlvaine presented the staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/W0L4vQwk4oI?t=11m52s>

Chuck Stevenson, representative for the applicant, presented his staff report.

Bonnie Nelson, Paso Robles resident, stated her family has owned the property to the south since the 1920's. Nelson's first concern was the fence which was not properly placed on the applicant's property, and the second concern is the applicant's building a 2-story house. Nelson stated it does affect their property and their views. Nelson asked if the applicant's lot is a legal lot and felt the project should go by the legal standards.

Dana McClish, Morro Bay resident, stated he lives at 364 Main Street. McClish stated the applicants were getting older and would need to get access from the ground level at Fig Street. McClish noted he has no issue with the height proposed or the variances needed for this project.

The Commissioners presented their questions to staff and the applicant.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/W0L4vQwk4oI?t=46m36s>

C-2 Case No.: n/a

Project: **Downtown Waterfront Strategic Plan (DWSP)**

Review of draft Downtown Waterfront Strategic Plan created as part of *Plan Morro Bay*, the City's General Plan/ Local Coastal Program update. The DWSP is a long-range strategic planning document with objectives to connect the downtown and waterfront areas, establish design guidelines, identify opportunity sites and catalyst

projects with a 10 year near-term vision. Public draft document available at <http://www.morro-bay.ca.us/DocumentCenter/View/10458> with copies available upon request. Powerpoint presentation attached.

Staff Recommendation: Review and provide input

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
<https://youtu.be/W0L4vQwk4oI?t=1h20m6s>

Amy Sinsheimer presented a brief overview of the DWSP.

Chairperson Tefft opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/W0L4vQwk4oI?t=1h27m22s>

The Commissioners presented their questions and comments to staff.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/W0L4vQwk4oI?t=3h32m11s>

Graham updated the Commissioners he has budgeted for additional meetings which will be funded through the General Plan Accumulation fund.

G. ADJOURNMENT

The meeting adjourned at 9:32 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 6, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary