

AGENDA ITEM: A-2

DATE: AUGUST 1, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 20, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Gerald Luhr Richard Sadowski Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Michael Lucas	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/qz5yE-5mltQ?t=2m20s>

Commissioner Sadowski announced there will be a town hall meeting in Cambria tonight at 6 p.m. to 8 p.m. regarding wind energy.

PUBLIC COMMENT PERIOD
<https://youtu.be/qz5yE-5mltQ?t=3m>

Betty Winholtz asked about the two-story home on the bluff on the Embarcadero and Marina. Winholtz stated two-story homes on the bluffs are illegal in Morro Bay and she doesn't understand how it was allowed.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/qz5yE-5mltQ?t=4m27s>

Chairperson Tefft asked staff if they had any information on the two-story home Winholtz spoke about.

McIlvaine stated she was familiar with this project and noted there is a section along the Embarcadero (between Surf St. and Anchor St.) where the normal bluff setbacks do not apply.

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/qz5yE-5mltQ?t=6m14s>

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

A-2 Approval of minutes from the Planning Commission meeting of May 2, 2017.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of May 16, 2017.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Sadowski moved to approved the Consent Calendar, A-1 through A-3. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).

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.: #CP0-545

Site Location: 500 Atascadero Road, Morro Bay, CA

Proposal: Coastal Development Permit approval (associated with the previously approved Conditional Use Permit No. UP0-458 NO NEW DEVELOPMENT IS PROPOSED) for the installation of underground utilities for the intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requested a change from storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3(d)

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/qz5yE-5mltQ?t=7m2s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/qz5yE-5mltQ?t=16m25s>

Angus Keith, applicant, stated he would like to make the park a permanent, affordable senior housing.

Winholtz stated the staff report is misleading because it states no new development would be proposed. Winholtz would like to know since the work was done without a permit, would there be any penalties. Winholtz wanted to also know if the city is keeping track of the water, especially if this will turn into a permanent housing.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/qz5yE-5mltQ?t=20m54s>

Discussion between Commissioners and staff.

MOTION: Vice-Chairperson Luhr moved to approved PC Resolution 18-17, CP0-545 for 500 Atascadero Road. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).

C. NEW BUSINESS

<https://youtu.be/qz5yE-5mltQ?t=31m39s>

C-1 Case No.: n/a

Project: Zoning Code Diagnosis Memo

Review of Zoning Code Diagnosis Memo prepared as part of *Plan Morro Bay*, the City's General Plan/ Local Coastal Program & Zoning Code update. Public document available online at <http://www.morro-bay.ca.us/DocumentCenter/View/10790> with copies available upon request.

Staff Recommendation: Review and provide input

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291 or Cindy Jacinth, Associate Planner (805) 772-6577

Martha Miller (RRM Design Group) presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/qz5yE-5mltQ?t=1h5m58s>

Winholtz stated she objects to doing zoning rewrites simultaneously with the General Plan. Winholtz disagrees with the consultant because she believes the City wouldn't be able to do the zoning until they know where the General Plan is. Winholtz doesn't know how the City could fulfill the General Plan if the General Plan hasn't been approved yet. Winholtz would like to see consistency when developing projects and spoke about the parking issues around the city.

Diane Playan, Morro Bay resident, asked why the City must hire someone to do the zoning. Playan stated if there is already something in writing for our zoning, why don't we have the staff take care of it. Playan was asking because Morro Bay is a small town and already on a budget.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/qz5yE-5mltQ?t=1h10m40s>

Discussion between the Commissioners and staff.

C-2 Case No.: CP0-540

Site Location: 2130 and 2170 Main Street

Proposal: Conceptual Review of a potential future public hearing project proposing to demolish existing on site development and construct a 34-suite motel on an 18,000 SF site comprised of two APN's and 3 separate lots. Plans show a 22,800 +/- SF three-story structure with two floors of suites over a lobby and semi-subterranean parking. The proposed maximum building height is 30 feet. The property is zoned for mixed commercial/residential development in the North Main Street Specific Plan area (MCR/R-4/SP) and located outside 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

<https://youtu.be/qz5yE-5mltQ?t=2h9m9s>

McIlvaine presented the staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/qz5yE-5mltQ?t=2h16m>

John Belsher, architect, spoke about his ideas for the project and his use of innovative technologies he has used on other projects.

Joe Schneider, principal owner/architect of 10 Over Studios, presented his report on the proposed project.

Betty Winholtz, Morro Bay resident, is concerned about the height of the building and how it would impact the views of the neighbors. Winholtz encouraged the Commission not to approve the 30-foot height and keep it at the 25-foot height. Winholtz is also concerned with the reduction in parking space size. She would like to keep the spaces full size because most of the visitors come from the valley and they have full size vehicles.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/qz5yE-5mltQ?t=2h27m33s>

Discussion between Commissioners and staff.

Chairperson Tefft opened Public Comment

<https://youtu.be/qz5yE-5mltQ?t=2h29m10s>

The Commissioners presented their questions to the applicant.

Belsher and Schneider answered the Commissioners questions.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/qz5yE-5mltQ?t=2h47m28s>

Discussion and comments from the Commissioners.

Chairperson Tefft opened Public Comment
<https://youtu.be/qz5yE-5mltQ?t=3h9m41s>

Belcher responded to the Commissioners comments.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/qz5yE-5mltQ?t=3h12m56s>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/qz5yE-5mltQ?t=3h12m56s>

Commissioner Sadowski spoke about Morro Bay's aquifers and how the infrastructure should be updated. Sadowski explained when new projects are presented, the Commission should look at the sewer capacity, water issues, etc. Sadowski noted there needs to be a plan for the infrastructure.

Commissioner Ingraffia would like to encourage the City Council to give incentives or subsidize/encourage applicants to build apartment buildings in areas where they are needed.

Vice-Chairperson Luhr wanted the Commissioners to give their feedback on the downtown design guidelines which was sent to them earlier. Luhr suggested the Commission add the discussion to the agenda for discussion.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
<https://youtu.be/qz5yE-5mltQ?t=3h33m37s>

Graham notified the Commissioners the July 4th Planning Commission meeting has been canceled.

G. ADJOURNMENT

The meeting adjourned at 9:34 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 20, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 20, 2017

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary