

AGENDA ITEM: A-3

DATE: JUNE 5, 2018

ACTION: APPROVED

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 6, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM**

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner
	Cindy Jacinth	Senior Planner

**ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS**
<https://youtu.be/PLQLmX9IhxQ?t=1m54s>

Commissioner Sadowski announced Easter at the Rock will be held on April 1, 2018. Sadowski noted he will be out at the Rock about 4:30-5:00 a.m.

Commissioner Sadowski also announced the Citizens for affordable living (CAL) will be holding a workshop at the Inn at Morro at 1 p.m.

PUBLIC COMMENT PERIOD
<https://youtu.be/PLQLmX9IhxQ?t=3m>

Betty Winholtz, Morro Bay resident addressed the Harbor Advisory Board/Planning Commission Subcommittee. Winholtz stated she was concerned with the commercial zone area past the Mariner Park to State Park because currently it's a residential area. Winholtz stated the only commercial areas would be the boat haul out and a private marina north of State Park. Winholtz noted the State Park should be zoned as recreational.

Gordon Fox, 255 Bradley Avenue, stated he owns property on Scot Street, and wanted to find out how the zoning is being reviewed. Fox asked what the time-line was, and wanted to know if it would affect his property and what would be the allowable uses.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/PLQLmX9IhxQ?t=6m40s>

Graham addressed Fox's question on how he could receive the information he was requesting.

Chairperson Luhr commented on Winholtz's comments. Luhr stated the southern portion of the Waterfront Zone historically is zoned Commercial, even if it's a residential use now. Luhr noted Commercial Zone doesn't preclude residential use and is appropriate for the zoning to stay the same.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/PLQLmX9IhxQ?t=8m21s>

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

MOTION: Commissioner Ingraffia moved to approve the Consent Calendar. Vice-Chairperson Lucas seconded and the motion passed (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.

<https://youtu.be/PLQLmX9IhxQ?t=8m48s>

B-1 Case No.: UP0-480 and CP0-543

Site Location: 301 Sea Shell Cove, Morro Bay, CA

Project Description: The project is a request for Coastal Development Permit and Conditional Use Permit approval for the construction of a new 2,118 sq. ft. single-family residence with 336 sq.ft. of covered outdoor areas, and a 580 sq. ft. garage located within the R-A/PD zoning district and within the Coastal Commission Appeal Jurisdiction. Project was previously heard at the 12-19-17 Planning Commission meeting and continued to a date uncertain.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
NONE

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=24m41s>

Cathy Novak, Consultant for the applicant, stated the applicant is in concurrence with the proposed changes and conditions of approval as noted by staff. Novak commented on Planning Condition # 18, regarding the driveway width. Novak asked the Commission for approval of the project.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=28m8s>

Discussion between Commissioners and staff.

MOTION: Commissioner Ingraffia moved to approve PC Resolution 06-18, UP0-480/CP0-543 as staff recommended. Vice-Chairperson Lucas seconded and the motion passed (5-0).

<https://youtu.be/PLQLmX9IhxQ?t=39m4s>

Vice-Chairperson Lucas commented on how it was nice to see an understated project.

- B-2 Case No.:** Amendment (A00-052) to CUP #16-92
Site Location: 885 Embarcadero, Morro Bay, CA
Proposal: Request for Amendment of Conditional Use Permit # CUP 16-92 for renovation of existing commercial restaurant, including interior improvements, enclosing existing 157sf outdoor patio area to interior dining area, proposed roofing and exterior façade changes. Proposed project also includes repair of existing piers and concrete deck, replacement and relocation of existing floating dock with expansion of water lease. This project is located within the WF/PD/S.4 zoning district and within the original jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically Exempt, Section 15301, Class 1
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577
<https://youtu.be/PLQLmX9IhxQ?t=40m54s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
NONE

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/PLQLmX9IhxQ?t=1h3m43s>

Novak stated the applicant was unable to attend the meeting and asked the Commission a few questions. Novak presented her report to the Commission.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/PLQLmX9IhxQ?t=1h19m14s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved to approve amendment A00-052 to CUP 16-92, request for an amendment of Conditional Use Permit. Vice-Chairperson Lucas seconded and the motion passed (5-0).
<https://youtu.be/PLQLmX9IhxQ?t=1h40m46s>

- B-3 Case No.:** UP0-487/AD0-129
Site Location: 2770 Elm Street, Morro Bay, CA
Project Description: Conditional Use Permit and Parking Exception for an addition to an existing single-family residence with a nonconforming side-yard setback, building separation, and parking situation. Specifically, the Applicant proposes to add a 461 sq. ft. single-story addition to an existing 896 sq. ft. residence located in within the R-1/S.2 zoning district and outside of the Coastal Commission Appeal Jurisdiction. The parking exception is to allow for a one-car garage and one required parking space to be located in tandem in the driveway.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/PLQLmX9IhxQ?t=1h43m1s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Sadowski spoke to Mr. Ferrin about the project.

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h51m5s>

Larry Ferrin, applicant, explained how the city staff had helped with coming up with the design for the project.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h53m9s>

Discussion between Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 07-18, UP0-487/AD0-129, Conditional Use Permit and Parking Exception for 2770 Elm Street, with the addition of language staff will provide regarding the parking exception.

Graham asked the Commission for clarification regarding the trellis in the back of property which exceeds the lot coverage.

The Commissioners discussed the issue.

Commissioner Sadowski added to the motion: Removal of the condition which would require the removal of existing trellis. Vice-Chairperson Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS

<https://youtu.be/PLQLmX9IhxQ?t=2h3m17s>

C-1 Review of Harbor Advisory Board and Planning Commission subcommittee meeting summary for Measure D and Working Waterfront held January 11, 2018.

Staff Recommendation: Review material and provide input to staff.

Staff Contact: Scot Graham, Community Development Director

Graham presented the staff report.

Discussion between the Commissioner and staff.

D. UNFINISHED BUSINESS - NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
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E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/PLQLmX9IhxQ?t=2h49m33s>

Graham reiterated to the Commissioners about the Joint Meeting on the 22nd at the Community Center, Multipurpose room.

G. ADJOURNMENT

The meeting adjourned at 8:50 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 20, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary