

AGENDA ITEM: A-3

DATE: OCTOBER 16, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 7, 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
	Cindy Jacinth	Senior Planner
	Nancy Hubbard	Contract Planner
	Amy Sinsheimer	Michael Baker International

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

<https://youtu.be/ZTPxEiuA0P4?t=1m59s>

Bill Martony, Morro Bay, commented on the zoning maps. Martony noted the southern end of Main Street which is Mixed Use Area B includes water lease sites which shouldn't be there and requested the zoning maps be fixed to correctly show waterfront zoning and residential zoning

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=4m16s>

Graham responded to Martoney's questions.

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/ZTPxEiuA0P4?t=5m39s>

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

A-2 Approval of minutes from the Planning Commission meeting of April 17, 2018.
Staff Recommendation: Approve minutes as submitted.

Commissioner Ingraffia commented on the April 17th minutes, the note states the Chevron property as 300 acres when it should be 3000 acres.

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

<https://youtu.be/ZTPxEiuA0P4?t=6m6s>

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.: UPO-470, CPO -530 and S00-127

Site Location: 2783 Coral Ave, Morro Bay, CA

Project Description: Coastal Development Permit, Conditional Use Permit and Vesting Tentative Map approval request for a 6 lot subdivision in the Cloister's Tract 1996 located at 2783 Coral Ave. The site is a vacant lot on the SW corner of Highway 1 and San Jacinto Street. The proposal includes three concept designs for the future homes, created to meet the architectural design guidelines of the Cloister's Tract 1996. The new residential parcels will have access from Coral Ave via a share an access roadway. The proposed 6 new parcels range in size from 6,058 square feet to 8,521 square feet. This project is in the CRR/GC/PD zoning district and is within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: The Community Development Director determined that the project qualifies for a Mitigated Negative Declaration (MND), available together with related documents on the City website at <http://www.morrobayca.gov/842/currentplanningprojects>. Mitigation is recommended to reduce the potential environmental impacts to a less than significant level.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the project subject to Finding and Conditions

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211

<https://youtu.be/ZTPxEiuA0P4?t=6m22s>

Hubbard notified the Commission there were public comments and letters received, which were emailed to the Commissioners & copies brought to the meeting for the public. Hubbard stated there were also two phone calls received regarding questions on what the detailed home designs would look like, but the current application relates to the vesting tentative map and includes only conceptual home designs.

Hubbard presented the staff report.

Chairperson Luhr announced Item D-1 would be placed before Public Hearing Item B-2 for discussion.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=24m35s>

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Kevin Huber, applicant, thanked staff for their help. Huber introduced his other staff members who came with him. Huber spoke about the project and addressed some of the questions.

Staff responded to previous questions from the Commissioners.

Dawn Beattie, Cloisters resident, suggested she be the main contact for the residents of the Cloisters. Beattie also spoke about the raptors and keeping the trees for them.

Martoney, spoke about a previous purchase for the property and why it didn't work out. Martoney thinks there is one more "Right to Build" in the Cloisters.

The Commissioners presented their questions to the applicant.

Huber responded to the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=34m53s>

The Commissioners presented their questions and comments to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=50m3s>

Dave Watson, Planner for the applicant, answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=52m53s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=54m18s>

Watson answered questions from the Commissioners.

Hubbard offered suggestions to the Commissioners regarding parking.

Jeff Emrick, Taylor and Associates, answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=1h58s>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=1h2m37s>

Martoney, made a comment on having only one additional building on site recorded as opposed to the Covenants, Conditions and Restrictions (CC&R) in the Cloisters.

Discussion between the Commissioners and staff.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/ZTPxEiuA0P4?t=1h3m28s>

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/ZTPxEiuA0P4?t=1h7m34s>

Steve Stephens, MB, stated there was not proper notification given to the residents in the Cloisters. Stephens noted the project has not gotten the approval from the design committee.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/ZTPxEiuA0P4?t=1h11m24s>

MOTION: Vice-Chairperson Lucas conditionally approved the project adopting PC Resolution 20-18, CP0-530/UP0-470/S00-127, in adoption to the July 18, 2018 Mitigated Negative Declaration with contingency conditions and mitigation measures for approval of the project with added condition to Planning Condition #32, 2996 Alder Avenue, with added condition. Commission Barron seconded, and the motion passes 4-1, with Commissioner Sadowski voting no.

Added to Planning Condition #11 by the Planning Commission:

Trees removed from the subject site to accommodate the development shall be replaced, at a minimum, at a 1:1 ratio in an off-site location with a species of tree suitable to replace or enhance Raptor habitat areas, as approved by the Community Development Director.

Discussion between Commissioners.

B-2 Case No.: *Plan Morro Bay: General Plan/Local Coastal Program Update*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: General Plan/ Local Coastal Program Update known as “Plan Morro Bay” public draft was released for public review in May 2018 and has been reviewed by the General Plan Advisory Committee (GPAC). Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City’s existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984.

Online link: <http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

CEQA Determination: Environmental Impact Report

Staff Recommendation: Take public comment, review, and provide comments and recommendations on public draft of Plan Morro Bay

Staff Contact: Scot Graham, Community Development Director (805) 772-6291

<https://youtu.be/ZTPxEiuA0P4?t=1h35m58s>

Sinsheimer presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/ZTPxEiuA0P4?t=1h46m>

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Martoney, Morro Bay, presented his questions regarding the Land Use map, and suggested it be corrected.

Carolyn Brinkman, representative for the Morro Bay Action Team, stated the group has reviewed the General Plan and strongly suggests the Commission reject it. Brinkman stated the General Plan does not meet the Coastal Commission requirements. Brinkman noted what was wrong with the plan and spoke of the update requirements and stated there was no Environmental Impact Report (EIR) included in the update.

Meredith Bates, Morro Bay stated she was happy the Commission spoke about the trees. Bates appreciated the GPAC members for their views and comments regarding Plan Morro Bay. Bates stated the GPAC comments and workshops were ignored and believes the plan is not ready. Bates also spoke of the Coastal Commission guidelines and requirements. Bates recommends the denial of the update or continue until the required environment justice is included.

Cynthia Holly, representative for Morro Bay Action Team, went over the requirements of the Local Coastal Act Policies. Holly noted the requirements should have been included into the plan.

Marla Jo Sadowski, representative for Home Front Morro Bay, spoke of what the group represents. Sadowski stated the original maps were taken out and the Environmentally Sensitive Habitat Area (ESHA) were completely removed from the plan and changed to aquatic resources and wetland habitat. Sadowski doesn't want the Commission to approve the plan without all required information.

Stephens, stated there needs to be a more aggressive outreach program.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ZTPxEiuA0P4?t=2h8m31s>

Staff answered questions from the Public Comment period and from the Commissioners.

Discussion between Commissioners and staff

Sinsheimer reviewed Sections 1 through 3B with the Commissioners.

The Commissioners presented their questions and concerns to staff.

Staff answered questions from the Commissioners.

Discussion to continue at a Special Meeting on Thursday, August 23rd, 4 p.m. at the Community Center, Multipurpose room.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/ZTPxEiuA0P4?t=1h17m8s>

- D-1 Project Description:** Planning Commission recommendation to City Council for Reauthorization of the Residential Design Guidelines adopted by City Council on October 11, 2016 (expiring October 10, 2018).
Online link: https://www.morro-bay.ca.us/DocumentCenter/View/11765/Final-City-of-MB-Design-Guidelines-CC-7_14_15
Staff Recommendation: Reauthorize
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Graham presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.
<https://youtu.be/ZTPxEiuA0P4?t=1h24m39s>

The Commissioners presented their questions to staff.

MOTION: Commissioner Ingraffia moved to approve PC Resolution 70-16 for the approval of the Residential Design Guidelines to City Council and that the Council direct the PC to review and update in two (2) years the document once the GP/LCP/Zoning Code update is complete. Commissioner Lucas seconded, and the motion passes 5-0.

<https://youtu.be/ZTPxEiuA0P4?t=1h31m58s>

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/ZTPxEiuA0P4?t=3h55m3s>

Vice-Chairperson Lucas commented on the General Plan document and noted even if there was some push back from the public, it was great to finally have something in writing.

Chairperson Luhr appreciated the public comment received. Luhr noted it has helped the Commission in making decisions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/ZTPxEiuA0P4?t=3h56m7s>

Graham also noted the public comment received was invaluable. The Committee wouldn't have been able to go through the process without them.

G. ADJOURNMENT

The meeting adjourned at 9:57 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 21, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary