

AGENDA ITEM:     A-3    

DATE:     JULY 16, 2019    

ACTION:     APPROVED    

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 21, 2019  
VETERANS MEMORIAL BUILDING – 6:00 PM**

**PRESENT:**               Gerald Luhr                                 Chairperson  
                              Michael Lucas                             Vice-Chairperson  
                              Jesse Barron                             Commissioner  
                              Joe Ingraffia                            Commissioner  
                              Susan Stewart                           Commissioner

**STAFF:**                 Scot Graham                             Community Development Director  
                              Willow Urquidi                         Assistant Planner  
                              Nancy Hubbard                         Contract Planner

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

<https://youtu.be/sNj1M8Q1VPw?t=9m33s>

Commissioner Stewart announced the Farmer's Market is back on Saturday's on Main Street and Morro Bay Boulevard.

Vice-Chairperson Lucas announced tomorrow at the Embassy Suites, 6 p.m., federal agencies are taking comments on oil and gas leasing on federal properties in the Central Coast area.

**PUBLIC COMMENT PERIOD**

<https://youtu.be/sNj1M8Q1VPw?t=1m41s>

Carole Truesdale, Morro Bay stated she did not understand Resolution 08-19, Item A-2. Truesdale would like the Commission to agendize this later to update the neighbors in the area.

Carolyn Brinkman, Morro Bay, spoke about communication between the City and the public. Brinkman thanked the people who filed and fought for the appeal on 3300 Panorama tank removal project.

Mimi's Goldberg, Morro Bay, spoke about the trash in Morro Bay and how it goes into the bay. Goldberg stressed the City needs more trash receptacles.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/sNj1M8Q1VPw?t=8m31s>

**PRESENTATIONS**

**A. CONSENT CALENDAR**

<https://youtu.be/sNj1M8Q1VPw?t=11m1s>

Vice-Chairperson Lucas requested for pull item A-2 for discussion.

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

**A-3** Approval of minutes from the Planning Commission meeting of April 16, 2019.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Barron moved to approve A-1 and A-3 on the Consent Calendar. Commissioner Stewart seconded, and the motion passes 5-0.

**A-2** Approval of Resolution 08-19 reflecting Planning Commissions May 7, 2019 decision to uphold an appeal of MIN19-001 for the project at 3300 Panorama  
**Staff Recommendation:** Approve Resolution 08-19  
<https://youtu.be/sNj1M8Q1VPw?t=11m51s>

Chairperson Luhr opened the Public Comment.  
<https://youtu.be/sNj1M8Q1VPw?t=11m59s>

Cynthia Hawley, Morro Bay, stated there were serious flaws with the Resolution and it contains false information. Hawley recommends staff to re-write what was in the motion.

Truesdale stated the resolution needs to reflect the actual words of the motion and wants to make sure this does not happen again in any current or future applications or applicants wanting a permit.

Chairperson Luhr closed the Public Comment.  
<https://youtu.be/sNj1M8Q1VPw?t=17m9s>

The Commissioners presented their questions to staff.

**MOTION:** Commissioner Barron moved to approve PC Resolution 08-19, reflecting Planning Commission decision to uphold an appeal of MIN19-001 for the project at 3300 Panorama. Commissioner Ingraffia seconded.

The Commissioners discuss the motion.

Commissioner Barron amended the motion to add “including removal of asbestos materials”. Commissioner Ingraffia 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.

**B-1 Case No.:** CUP19-03, CDP 19-006  
**Site Location:** 495 Atascadero Road, Morro Bay, CA  
**Proposal:** Request for Coastal Development Permit and Conditional Use Permit for after-the-fact approval for a 2-story maintenance building that was constructed under the State of California Department of Housing and Community Development building permit authority in 2014. The project

required City of Morro Bay approval of a Conditional Use Permit and Coastal Development Permit prior to building permit issuance. The building is a 24 ft. by 33 ft. pre-engineered metal building with a height of approximately 22.5 feet located along the easterly property line. The property is in the C-1/C-2/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3e.

**Staff Recommendation:** Conditionally approve.

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

<https://youtu.be/sNj1M8Q1VPw?t=42m26s>

#### COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/sNj1M8Q1VPw?t=1h8m20s>

Ruben Morales, RPM Consulting, stated he helped the applicant acquire the permits for the building. Morales also noted he formerly worked for the State of California Housing and Community Development (HCD) for 35 years. Morales stated he followed the requirements requested from the applicant and noted he was told he didn't need anything from the City.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/sNj1M8Q1VPw?t=1h25m3s>

Discussion and comments from the Commissioners and staff.

**MOTION:** Commissioner Stewart moved to approve PC Resolution 10-19 approving Conditional Use Permit CUP19-03 and Coastal Development Permit CDP19-006 approving the maintenance building at 495 Atascadero Road with the exclusion of Public Works conditions number two (2) and number three (3). Vice-chairperson Lucas seconded, and motion passes 4-1 with Commissioner Barron voting no.

<https://youtu.be/sNj1M8Q1VPw?t=1h38m47s>

#### **B-2 Case No.:** SEP19-001

**Site Location:** 962 Piney Way, Morro Bay, CA

**Proposal:** Sign Exception Permit approval request to allow two freestanding monument signs where one monument sign is the maximum per MBMC section 17.68.110. The proposed signs are for St. Timothy's Church at 962 Piney Way, which sits on a 100,218 sq. ft. lot that has two different street frontages, with one monument sign proposed at each entrance. The property is zoned R-2 (Duplex Residential) and is located outside the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15311, Class 11(a).

**Staff Recommendation:** Conditionally approve.

**Staff Contact:** Willow Urquidi, Assistant Planner, (805) 772-6270

<https://youtu.be/sNj1M8Q1VPw?t=1h40m9s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Urquidi presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/sNj1M8Q1VPw?t=1h46m22s>

Curtis Bradley, Troop 214 Morro Bay/Los Osos stated he was here on behalf of St. Timothy's Roman Catholic Church. Bradley presented his report for the sign exemption permit.

Reverend Edward Holterhoff thanked the Commission and spoke about the benefits of having the new sign on Piney Way. Holterhoff also asked if the Commission if they could help reduce the cost of the permit.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/sNj1M8Q1VPw?t=1h54m57s>

The Commissioners presented their questions to the applicant and staff.

**MOTION:** Commissioner Barron moved to grant the sign exception permit SEP19-001, the sign exemption permit approval request to allow two freestanding monument signs where one monument sign is the maximum. Barron recommends forwarding a favorable recommendation for granting a fee waiver to the City Council and adopt PC Resolution 11-19. Vice Chairperson Lucas seconded, and the motion passes 5-0.

<https://youtu.be/sNj1M8Q1VPw?t=2h2m52s>

C. NEW BUSINESS

<https://youtu.be/sNj1M8Q1VPw?t=2h4m43s>

Chairperson Luhr asked staff if there was a way they could adopt an ordinance to fine people who build without a permit. Luhr wanted to know if there could be a discussion on a later date.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Barron would like to agendize a discussion on Title 24.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 8:12 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 4, 2019 at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 21, 2019

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary