

<https://youtu.be/R7UfpPPtMuY?t=3m28s>

Rob Livick, Public Works Director, answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=16m50s>

MOTION: Commissioner Barron moved the Planning Commission forward the following recommendation to the City Council to allocate fifty (50) water equivalency units (WEU's) for residential development, and sixty-five (65) for commercial development for a total of one hundred fifteen (115 WEU's) for Fiscal Year (FY) 201-/20. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/R7UfpPPtMuY?t=17m6s>

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.: CDP19-014 and CUP19-05

Site Location: 985 Shasta, Morro Bay, CA

Proposal: Request for a Coastal Development Permit (CDP19-014) and Conditional Use Permit (CUP19-05) as Special Use Permit approval to construct two 60'x12' bocce ball courts and one 15'x16' greenhouse for public recreation and community garden purposes on a vacant 3,872 sf lot adjacent to the Community Development Department. The property is zoned R-4 (Multiple Residential-Hotel-Professional) and is located outside the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3c.

Staff Recommendation: Conditionally approve.

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

<https://youtu.be/R7UfpPPtMuY?t=20m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Graham presented the staff report.

The Commissioners presented their questions to staff.

Kirk Carmichael, Recreations Division Manager, answered the Commissioners questions.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=33m27s>

Sean Green, Morro Bay, brought up his concerns with having the bocce ball court put in. Green stated the inconsistencies with the use requirement and

noted if it was anyone besides the City doing this, it would've been rejected by the Planning Commission. Green is not in favor of this project and recommended a "welcome" sign be placed at the corner if the bocce ball court is approved.

Betty Winholtz, Morro Bay, agreed with Green's concerns. Winholtz thinks the property should be used for a higher and better use. Winholtz stated her concerns if the bocce ball court was approved.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/R7UfpPPtMuY?t=38m36s>

Discussion and comments between the Commissioners.

Chairperson Luhr opened the Public Comment period for staff.
<https://youtu.be/R7UfpPPtMuY?t=40m24s>

Carmichael answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/R7UfpPPtMuY?t=40m42s>

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period for the applicant.
<https://youtu.be/R7UfpPPtMuY?t=1h51m46s>

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/R7UfpPPtMuY?t=1h53m18s>

MOTION: Commissioner Ingraffia moved to approve Coastal Development Permit CDP19-014 and Conditional Use Permit CUP19-05, with the amendments as discussed regarding signage and the project is a temporary development. Signage should state it's open to the public and information on regarding equipment rental. Commissioner Stewart seconded, and the motion passes 5 0.
<https://youtu.be/R7UfpPPtMuY?t=47m2s>

- B-2 Case No.:** CUP18-06, CDP 18-008, PKG18-01
Site Location: 1130 Scott Street, Morro Bay, CA
Proposal: Request for Coastal Development Permit, Conditional Use Permit and Parking Exception to approve a three-story new building with a 2200 square foot caretaker residence on the 2nd and 3rd floors with a 925 square foot commercial space with covered and open parking spaces on the ground floor level. The project requires a parking exception related to parking adjacent to the back of sidewalk and providing only one covered and enclosed residential parking space and a request for tandem parking. The property is in the C-2/PD/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: Deny.

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

<https://youtu.be/R7UfpPPtMuY?t=49m37s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

Commission Barron met with the architect and owner last night and spoke with a few of the neighbors.

Nancy Hubbard stated she handed public comment documents to the Commissioners and made copies available to the public. Hubbard noted there was an error in the staff report. Hubbard stated the cover subject line states the zoning as C-1/PD/SP, and should be C-2/PD/SP.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h7m25s>

Emily Baranek, Jade Architect, agent for the owner, presented her report to the Commissioners.

Green, stated he owns a lot on Scott Street. Green spoke about the issues regarding building on the lots in this area and spoke of primary versus secondary units.

Winholtz stated the issue of primary versus secondary come up in 2006 and noted not all security units should be residential. Winholtz stated the Commission needs to keep it as it is zoned or change the zoning for the area.

The Commission presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h25m22s>

Discussion between the Commissioners.

MOTION: Commissioner Ingraffia proposed Conditional Use Permit CUP18-06, Coastal Development Permit CDP18-008 and Parking Exemption PKG18-01, that the Commission deny the project. Vice Chairperson Lucas seconded.

Graham suggested the Commission discuss other options for the applicant before a decision is made on the motion.

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period for the applicant.

<https://youtu.be/R7UfpPPtMuY?t=1h51m44s>

Chairperson Luhr offered options for the applicant.

Baranek stated the applicant would like to continue and will have options which will meet the owners needs and provide the Commission with what they are requesting.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h53m18s>

Commissioner Ingraffia withdrew the motion and Vice-Chairperson Lucas withdrew his second.

MOTION: Commission Barron moved to continue the project to a date uncertain to allow the applicant to apply the direction the Commission has given tonight. Vice Chairperson seconded.

The Commissioners comment on the motion. The motion passes 5-0.

B-3 Case No.: CUP18-07, CDP18-010, PKG18-03

Site Location: 982 Carmel, Morro Bay, CA

Proposal: Request for a Conditional Use Permit (CUP 18-07), Coastal Development Permit (CDP18-010) and Parking Exception (PKG18-03) to approve a proposed new ADU containing 409 square foot attached to an existing 1063sf residential dwelling. The project also includes a new 112 sf deck and some exterior changes to windows and doors on the front of the home. The application is also requesting after-the-fact approval for a 137-sf addition to the existing home and an 80-sf detached bathroom that will become part of the new ADU, both built without planning approval or building permits. The site is zoned R-1 and is not within the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1e.

Staff Recommendation: Conditionally approve.

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

<https://youtu.be/R7UfpPPtMuY?t=1h56m46s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Barron communicated with the applicant.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=2h7m47s>

Misa Kashefi, part owner of project, presented his report for the project.

Winholtz spoke about her concerns regarding the project. Winholtz questioned the Commission at what point does the City fine an applicant

when people violate permit procedures. Winholtz feels it's important the City fine people for violations to get the word out to the public.

Tim Wilcox, Morro Bay spoke about parking and other issues with the project. Wilcox noted the was speaking for other neighbors.

Kim Beck, Morro Bay, spoke about the illegal work the applicant was doing and hoped the Commission would add conditions to the project.

Jayna Beck, Morro Bay, spoke about show she and her husband watched what was going on from their backyard. Beck hopes the applicant will soften the exterior to blend in with the neighborhood.

Laurel Barton, Morro Bay, would like to see various height in the landscaping.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=2h36m23s>

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=3h4m17s>

Misa answered the Commissioners questions regarding how they would like to proceed.

Kim Beck commented on how the applicant was careless by adding to the shed structure.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=3h13m34s>

Discussion between the Commissioners and staff.

MOTION: Vice-Chairperson Lucas moved to approve Conditional Use Permit CUP18-07, Coastal Development CDP18-010 and Parking Exception PKG18-03 approving the Accessory Dwelling Unit (ADU) deck 137 sq. ft. addition and exterior improvements at 982 Carmel Street, with added modifications. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/R7UfpPPtMuY?t=3h22m57s>

Conditions added by Planning Commission:

1. ***A detailed landscape plan showing location, size, quantity and species of plants and proposed hardscape will be required as part of the building permit submittal and will require approval***

by the Community Development Director. Added by Planning Commission June 4, 2019.

2. **ADU roofline: The building permit submittal shall include a modified roof structure, from the pitched roof proposed to a mono pitched roof structure. Detail shall be provided showing an improved connection to the roof of the existing home. Added by Planning Commission June 4, 2019.**
3. **Porch Cover over Front Door: The new location of the front door shall include a roof overhang and a landing that are a minimum of 4 feet deep. Posts or supporting structure shall not be located within the front yard setback. Added by Planning Commission June 4, 2019.**

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/R7UfpPPtMuY?t=3h25m19s>

Commissioner Stewart read concerns from the Krause's she received. The letter consists of the relaxed code the City has for RV's, boats and trailer parking.

Chairperson Luhr spoke of his concerns about unpermitted work in the city.

Commissioner Stewart staff what the process was to obtain a sidewalk sign for the Farmer's Market. She suggested the sign be placed at the bottom of Centennial Stairs.

Commissioner Barron notified the Commission there was a WRFCAC meeting he was unable to attend but received information & updated the Commissioners on what was discussed at the meeting. Barron asked staff to agendize a discussion for the WRFCAC report at the next Planning Commission meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 9:41 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 18, 2019 at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 4, 2019

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary