

AGENDA ITEM:   A-1  

DATE:   September 15, 2015  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 04, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Katherine Sorenson	Vice Chairperson
	Gerald Luhr	Commissioner
	Richard Sadowski	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Whitney McIlvaine	Contract Planner
	Joan Gargiulo	Contract Planner

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

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

Rigmor Samuelson, resident stated her concerns on the public view access on Surf Street.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/4KXem9pkZHg?t=3m19s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/4KXem9pkZHg>

A-1 Approval of minutes from the Planning Commission meeting of June 2, 2015.  
**Staff Recommendation:** Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Sadowski moved to approve the Consent Calendar. Vice-Chair Sorenson seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/4KXem9pkZHg?t=3m54s>

B. PUBLIC HEARINGS

<https://youtu.be/4KXem9pkZHg?t=4m23s>

**B-1 Case No.:** #CP0-469 and #UP0-414

**Site Location:** 1147 West Street, Morro Bay, CA

**Project Description:** Request for a Coastal Development Permit and Conditional Use Permit to demolish a 375 square-foot residential structure and a portion of an

1,100 residential structure and construct a new two-story, 2,805 square-foot dwelling, with an attached 580 square-foot garage and 277 square feet of upper level deck area on a 6,302 square-foot bluff top lot on the westerly side of West Street within the Beach Street Specific Plan area. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2PD/SP) This project is located in the Coastal Commission appeal jurisdiction.

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

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Whitney McIlvaine, Contract Planner, (805) 772-6211

**B-2 Case No.:** #CP0-470 and #UP0-415

**Site Location:** 1149 West Street, Morro Bay, CA

**Project Description:** Request for a Coastal Development Permit and Conditional Use Permit to demolish an 1,100 square-foot residential structure and construct a new two-story, 2,805 square-foot dwelling, with an attached 580 square-foot garage and 277 square feet of upper level deck area on a 6,774 square-foot bluff top lot on the westerly side of West Street within the Beach Street Specific Plan area. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2/PD/SP) This project is located in the Coastal Commission appeal jurisdiction.

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

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Whitney McIlvaine, Contract Planner, (805) 772-6211

McIlvaine presented the staff report for items B-1 and B-2.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/4KXem9pkZHg?t=12m33s>

Chuck Stevenson, agent for applicant, informed the Commission of the archeological survey delay. He also noted he has no issues with the conditions mentioned in the staff report.

Bill Merrifield, applicant, stated he was disappointed on the last minute request for the archeological report. He noted the delays regarding processing the application for the project. He requested the Commission help expedite the project after the archeological report is received.

Peter Beeman, Bay Front Inn owner, stated he's happy with the project, but noted his concerns regarding slippage and run-off.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/4KXem9pkZHg?t=20m26s>

**MOTION:** Vice-Chairperson Sorenson moved to continue CP0-469/UP0-414 and CP0-470/UP0-415 to a date uncertain. Commissioner Luhr seconded the motion. Motion passed (4-0).

Commissioner Luhr notified staff the issue of buildings looking like tract homes was not brought up when discussing the design guide lines.

Graham stated will place this on his list of items to discuss on the next review.

**B-3 Case No.:** #UP0-420

**Site Location:** 454 Yerba Buena, Morro Bay, CA

**Project Description:** Request for Conditional Use Permit approval to add habitable floor area to a non-conforming structure located in the R-1/S.1 Single-Family Zoning District. The applicant proposes to add a 195 square-foot second-story addition to an existing 804 square-foot single-family home with nonconforming side-yard setbacks and nonconforming lot coverage. This project is located outside of the Coastal Commission appeal jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301(e), Class 1

**Staff Recommendation:** Conditionally Approve

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

<https://youtu.be/4KXem9pkZHg?t=58m20s>

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/4KXem9pkZHg?t=1h7m49s>

Andrew Goodwin, architect, stated he understood this is non-conforming and has been respective of the concept and is staying within the guidelines.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/4KXem9pkZHg?t=1h9m36s>

**MOTION:** Vice-Chairperson Sorenson moved to approve Conditional Use Permit UP0-420 which would include PC Resolution 27-15. Commissioner Luhr seconded the motion. Motion passed (4-0).

<https://youtu.be/4KXem9pkZHg?t=1h14m58s>

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

- Commissioner Sadwoski stated his concerns on how Morro Bay's infrastructure is being impacted by vacation rentals and on projects the Planning Commission approves.
- Commissioner Sadowski notified everyone the WRFCAC Meeting will be held tomorrow from 3 PM – 5 PM.
- Chairperson Tefft notified everyone the GPAC Meeting is scheduled to meet on August 13<sup>th</sup> at 5:30 PM at the Community Center.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –AUGUST 4, 2015

Graham notified the second City Council meeting will be held on Monday, August 24<sup>th</sup> instead of the normal Tuesday council meeting.

G. ADJOURNMENT

The meeting adjourned at 7:37 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on August 18, 2015, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary