

AGENDA ITEM:   A-2  

DATE:   May 3, 2016  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 2, 2016  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Gerald Luhr	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Joan Gargiulo	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/FOPTRsbxcFg?t=2m57s>

ELECTION OF PLANNING COMMISSION CHAIRPERSON  
<https://youtu.be/FOPTRsbxcFg?t=4m5s>

**MOTION:** Commissioner Lucas moved to approve Commissioner Tefft as the Planning Commission Chairperson. Commissioner Luhr seconded and the motion passed (4-0, Tefft abstained).

ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON  
<https://youtu.be/FOPTRsbxcFg>

**MOTION:** Commissioner Lucas moved to approve Commissioner Luhr as the Planning Commission Vice-Chairperson. Chairperson Tefft seconded and the motion passed (4-0, Luhr abstained).

PUBLIC COMMENT PERIOD – Jayme Brunson, Morro Bay resident, stated she lost her cat and gave the public information on how to contact her if the cat is found.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/FOPTRsbxcFg?t=7m33s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR  
<https://youtu.be/FOPTRsbxcFg?t=7m39s>

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

Commissioner Luhr commented on 379 Orton Street, and notified the public there will be a discussion regarding the mobile home requirement at a later date. Commissioner Luhr also noted this will not be noticed and asked if the public is interested, they could file an appeal on the building permit.

**MOTION:** Commissioner Lucas moved to approve Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

B. PUBLIC HEARINGS

<https://youtu.be/FOPTRsbxcFg?t=9m57s>

B-1 *Continued from the 1/5/2016 Planning Commission Meeting*

**Case No.:** #UP0-433

**Site Location:** 430 Olive Street, Morro Bay, CA

**Proposal:** Conditional Use Permit approval for a 500 sq. ft. addition to an existing 2,212 sq. ft. nonconforming single-family residence in the R-1 Residential Zoning District.

Specifically, the Applicant proposes to extend the existing living room, bedroom, and bathroom into the existing patio space. The project is located outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally Approve

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Chairperson Tefft recused himself due to he lives within 500 feet of the project. Chairperson Tefft turned the item over to Vice-Chairperson Luhr.

Gargiulo presented staff report.

Vice-Chairperson Luhr opened the Public Comment period.

<https://youtu.be/FOPTRsbxcFg?t=15m50s>

Jerry Krafton, applicant stated he was there to answer any questions.

Vice-Chairperson Luhr closed the Public Comment period.

<https://youtu.be/FOPTRsbxcFg?t=17m57s>

**MOTION:** Commissioner Lucas moved to approve PC Resolution PC 05-16. Commissioner Sadowski seconded, and motion passes (4-0).

<https://youtu.be/FOPTRsbxcFg>

C. NEW BUSINESS

<https://youtu.be/FOPTRsbxcFg?t=28m46s>

C-1 Discussion of City Annual Water Equivalency Unit (WEU) Program - *no staff report*

Graham stated he was unable to put together a staff report but will have a report ready for the next Planning Commission Meeting.

A discussion was held between the Commissioners & staff on the WEU Program.

Chairperson Tefft opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/FOPTRsbxcFg?t=36m3s>

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/FOPTRsbxcFg>

Commissioner Lucas asked staff if the City was giving credit to people who cut down on their water usage.

Graham responded the practice is not currently in the City's Green Incentive Program but staff will be looking to this into the program.

Chairperson Tefft asked staff if a gray water system would help in the reduction of water usage.

Graham responded it could help, but no one has asked about it.

Commissioner Sadwoski stated the gray water system would help reduce the amount that flows into the Wastewater System. Commissioner Sadwoski also noted the City is reviewing another site for the new Wastewater Treatment Plant.

Chairperson Tefft recommended reading the article in this month's Western City Magazine regarding Sign Ordinance.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/FOPTRsbxcFg?t=42m28s>

Graham reminded the Commissioners the Coastal Commission Meeting will be next week on February 10<sup>th</sup> – 12<sup>th</sup>.

Commissioner Sadowski also noted there will be a meet & greet dinner the night before the meeting, held at the Inn of Morro Bay, at 6 p.m.

G. ADJOURNMENT

The meeting adjourned at 6:45p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 16, 2016, at 6:00 p.m.

---

Robert Tefft, Chairperson

ATTEST:

---

Scot Graham, Secretary