

AGENDA ITEM: A-2

DATE: JUNE 6, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 4, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Robert Tefft Chairperson  
Richard Sadowski Commissioner  
Joe Ingraffia Commissioner  
Michael Lucas Commissioner  
Gerald Luhr Vice-Chairperson

STAFF: Scot Graham Community Development Director  
Cindy Jacinth Associate Planner  
Joan Gargiulo Assistant Planner

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

<https://youtu.be/AawPv7kFlho?t=2m5s>

Commissioner Sadowski announced there will be Easter at the Rock on Sunday, March 31<sup>st</sup>, starting 4:30 a.m.

PUBLIC COMMENT PERIOD

<https://youtu.be/AawPv7kFlho?t=2m57s>

Rigmore, Morro Bay resident stated the importance of the City Council Joint meetings and thanked the Commission for their input and participation.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/AawPv7kFlho?t=4m35s>

PRESENTATIONS - NONE

**MOTION:** Commissioner Lucas motioned to move to amend the agenda to accommodate staff for the presentation. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

<https://youtu.be/AawPv7kFlho?t=5m40s>

A. CONSENT CALENDAR

<https://youtu.be/AawPv7kFlho?t=5m59s>

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

**A-2** Approval of minutes from the Planning Commission meeting of January 17, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of February 21 2017.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Lucas motioned to move to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (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.:** UP0-465 / AD0-110

**Site Location:** 484 Kings Avenue

**Project Description:** Conditional Use Permit approval with a Parking Exception for the addition of 510 sq. ft. to a nonconforming single-family residence and the construction of a 301 sq. ft. single-car garage. Parking Exception is to allow for the second required space to be located within the eastern side yard. The project is located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

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

**Staff Recommendation:** Conditionally Approve

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

<https://youtu.be/AawPv7kFlho?t=6m53s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

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

<https://youtu.be/AawPv7kFlho?t=13m22s>

Discussion between Commissioners and staff. Vice-Chairperson Luhr doesn't agree with the entrance.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/AawPv7kFlho?t=30m4s>

Jeff Grover, applicant, commented they were going for an open concept and weren't trying to enclose the front entrance.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/AawPv7kFlho?t=30m59s>

**MOTION:** Commissioner Lucas moved to approve PC Resolution 12-17, amended by the comments which staff has addressed regarding the entrance with the applicant. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

**Condition of Approval added by the Planning Commission:**

*Applicant shall re-design main entryway along Fairview Avenue to improve consistency with the Residential Design Guidelines and submit to the Community Development Department for Director approval prior to Building Permit issuance.*

C. NEW BUSINESS

<https://youtu.be/AawPv7kFlho?t=33m55s>

C-1 **General Plan/Local Coastal Program Update (Plan Morro Bay)**

Review of Preferred Land Use Alternatives as part of the preparation of draft Land Use Element for the General Plan/LCP update process.

**Recommendation:** Review and provide recommendations to staff for forwarding to City Council review as a continued review from the CC/PC Joint Meeting held 3/28/17.

<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/3144>

Commissioners and staff discussed different items in the Preferred Land Use Alternatives presentation.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/AawPv7kFlho?t=1h11m36s>

Roger Ewing, Morro Bay resident, commented on the Land Use Planning and Residential Density. He stated the two factors in the policy, “resources” and “flow of traffic” are never mentioned or discussed. Ewing stated these two factors are what makes the quality in life in Morro Bay and noted, if you add residential density to an area which cannot be expanded, you will interrupt the quality of life.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/AawPv7kFlho?t=1h13m36s>

Discussion between Commissioners and staff.

Commissioners review the study areas with staff.

**MOTION:** Chairperson Tefft motioned to approve to continue meeting past 10 p.m. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

<https://youtu.be/AawPv7kFlho?t=4h4m8s>

- C-2 **Planning Commission FY 17/18 Work Program.** The Planning Commission work program Includes FY 17/18 related goals and objective as well as other items the PC may work on during the coming year.  
<https://youtu.be/AawPv7kFlho?t=4h6m34s>

Graham presented staff report.

Discussion between Commissioners and staff.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 10:39 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on April 18, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary