



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

**MOTION:** Vice-Chairperson moved to approved the Consent Calendar. Commissioner Sadowski 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.:** Amendment (A00-045) to CUP #30-99

**Site Location:** 845 Embarcadero

**Proposal:** *Conditional Use Permit Amendment.* Repair of existing concrete seawall to include installation of 74 linear feet of sheet piles with backfill placement between sheet piles and existing concrete wall as well as remove & replace approx. 1,000sf of rock rip repair. Proposed project also includes modification of existing floating dock system and addition of 1 new dock slip, new 340sf kayak launch float along northern dock slip, remove & replace 7 wood pilings with 7 steel pilings, and reconstruction of existing 144sf kayak kiosk. This project is located in the original jurisdiction of the California Coastal Commission.

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

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

[https://youtu.be/zKWbKd\\_RiM?t=8m](https://youtu.be/zKWbKd_RiM?t=8m)

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Sadowski spoke to the owner/ operator of the kayak business and spoke to Gene Doughty, the applicant’s architect.

Commissioner Ingraffia spoke to the operator of the kayak business.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/zKWbKd\\_RiM?t=41m38s](https://youtu.be/zKWbKd_RiM?t=41m38s)

Cathy Novak, representative for the applicant, thanked staff for their time and assistance and for their recommendations for approval. Novak presented her staff report.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/zKWbKd\\_RiM?t=51m54s](https://youtu.be/zKWbKd_RiM?t=51m54s)

Chairperson Tefft opened the Public Comment period.  
[https://youtu.be/zKWbKd\\_RiM?t=51m54s](https://youtu.be/zKWbKd_RiM?t=51m54s)

Novak answered the Commissions questions on the conditions that were presented to them.

Tony Foster made a comment regarding the wall and answered questions about the windows on kiosk.

Tony Foster, owner of Rock Kayak, stated before the wall collapsed, there was a rack system for kayaks which ran along the wall. Foster explained how he had to cut into the dock in order from keeping his area from moving up and down with the tides.

Cliff Branch, applicant, spoke of how they came up with the concept for the kiosk.

Paul Gillan, contractor for applicant, answered questions from the Commissioners.

Chairperson Tefft opened the Public Comment period.  
[https://youtu.be/zKWbKd\\_RiM?t=1h47m30s](https://youtu.be/zKWbKd_RiM?t=1h47m30s)

Novak responded to the Commissioners question regarding the space being used north of the coffee shop. Novak stated the space is currently being used by the management team from the Otter Rock restaurant.

Branch stated he has been working with the City to improve the area on the Embarcadero, and noted he's not obligated to fix the wall but he is willing to. Branch noted he has never had any problems working with a City before, but has found it very difficult to work with the City of Morro Bay. Branch is hoping the Commission approves the project, if not the improvement won't be made and the City could repair the wall themselves.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/zKWbKd\\_RiM?t=1h52m19s](https://youtu.be/zKWbKd_RiM?t=1h52m19s)

Discussion between Commissioners and staff.

**MOTION:** Vice-Chairperson Luhr moved to approve PC Resolution 15-17 and Amendment (#A00-045) to CUP-30-99, with additional amended conditions discussed tonight. Commissioner Sadowski seconded and the motion passed (4-1) with Commissioner Lucas voting no.

[https://youtu.be/zKWbKd\\_RiM?t=2h14m44s](https://youtu.be/zKWbKd_RiM?t=2h14m44s)

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/\\_zKWbKd\\_RiM?t=2h16m32s](https://youtu.be/_zKWbKd_RiM?t=2h16m32s)

Commissioner Lucas stated he attended a meeting with Morro Bay Open Space Alliance and noted the group is interested specifically with what will happen with the Chevron property and some of the perimeter issues. Lucas urged people to consider what the group is doing and consider attending if you would like to be a part of it.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

[https://youtu.be/\\_zKWbKd\\_RiM?t=2h17m38s](https://youtu.be/_zKWbKd_RiM?t=2h17m38s)

Graham notified the Commission they will have a full agenda for the next meeting.

G. ADJOURNMENT

The meeting adjourned at 8:20 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 16, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary