

AGENDA ITEM: A-2

DATE: JULY 18, 2017

ACTION: APPROVED

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

PRESENT:	Robert Tefft Richard Sadowski Joe Ingraffia Michael Lucas	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Gerald Luhr	Vice-Chairperson
STAFF:	Scot Graham Rob Livick Damaris Hanson Joan Gargiulo	Community Development Director Public Works Director Environmental Program Manager Assistant Planner

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

Commissioner Ingraffia wanted to encourage people to find out about, join or contribute to the Morro Bay Open Space Alliance. The group is trying to acquire open space, particularly the 3000-acre Chevron tract. More information could be found on the website MBopenspace.org.

Commissioner Sadowski announced the school will be holding a beach party on Wednesday, June 7th in the San Jacinto area. Sadowski would like everyone to be aware of the kids in the area.

Commissioner Lucas announced Cal Poly will be holding a Climate Action Summit conference in late August. Lucas stated people could learn about what goes into the climate action plans.

Chairperson Tefft announced they will be changing the agenda around for staffing purposes. Item C-1 will be moved to the beginning of the agenda.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. **CONSENT CALENDAR**
<https://youtu.be/PAHxYgkMe4g?t=5m28s>

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

A-2 Approval of minutes from the Planning Commission meeting of April 4, 2017.
Staff Recommendation: Approve minutes as submitted.

- A-3** Approval of minutes from the Planning Commission meeting of April 18, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Lucas moved to approved the Consent Calendar.
Commissioner Ingraffia seconded and the motion passed unanimously (4-0).

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.: CP0-542, UP0-477, & AD0-118

Site Location: 3121 Sandalwood Street

Proposal: Coastal Development Permit, Conditional Use Permit, and Parking Exception for construction of a 218 SF conforming addition to an existing 1,130 SF nonconforming house with a one-car garage. The parking exception is requested for open tandem parking in an existing 16-foot long driveway. The project is on a 7,862 SF lot containing Environmentally Sensitive Habitat. The property is zoned R-1/S.2A/ESH and located in the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve.

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

<https://youtu.be/PAHxYgkMe4g?t=1h32m49s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h38m5s>

Chris Parker, architect, stated the owners were hoping to keep the existing front garage door and restore it.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h39m14s>

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h44m41s>

Commissioners asked the applicant if there were any issues with erosion of the creek bank and what was the fate of the concrete retaining wall. The applicant stated there were no issues with erosion and will also place native plants in the area. The applicant also noted they will place a fence in the area.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h48m44s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 16-17 with amended conditions. Commissioner Lucas seconded and the motion passed unanimously (4-0).

Planning Conditions listed below were added by the Planning Commission.

1. ***Permeable Pavers:*** *The Applicant shall utilize permeable pavers for the proposed patio.*
2. ***Existing Tree:*** *The large existing tree at the front of the residence, considered major vegetation, shall remain and be protected to the greatest extent possible during the construction of the proposed addition.*
3. ***Required Fencing:*** *Fencing shall be installed along the front property line adjacent to Sandalwood Avenue to prevent parking within the Environmentally Sensitive Habitat buffer area. Prior to Building Permit issuance, the Applicant shall obtain Director approval for all proposed fencing.*

B-2 Case No.: UP0-462 and CP0-523

Site Location: 2214 Coral Avenue, Cloisters Subdivision

Proposal: Coastal Development Permit and Conditional Use Permit for construction of a new single-family residence on a vacant 7,605 sq. ft. lot in the south cluster of the Cloisters Subdivision. Specifically, the Applicant proposes to construct 1,950 sq. ft. of living space, a 506 sq. ft. garage, a 290 sq. ft. porch, and a 190 sq. ft. interior courtyard. The project is located within the MMR/CRR/GC(PD) zoning district and in 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/PAHxYgkMe4g?t=2h12m43s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h17m12s>

Daniel Sotelo, civil engineer, stated he did the landscape and site plan. Sotelo noted they will be utilizing pervious pavers and all roof run off will be directed to the landscape vegetation.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h18m4s>

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h34m53s>

Sotelo stated the rear of the home is not visible from the street except the pergola and the rear roof line. Sotelo noted the fence blocks the lower part of the house which is stucco.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h35m54s>

Discussion between Commissioners and staff.

MOTION: Commissioner Lucas moved to approve UP0-462 and CP0-523 and resolution 17-17 as amended by the visual consistency discussion. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

The planning condition listed below was added by the Planning Commission:

1. ***Architectural Consistency:*** *Prior to submittal of a Building Permit application, the Applicant shall work with staff to improve architectural authenticity and consistency between the four elevations/facades of the proposed residence to the satisfaction of the Director.*

C. NEW BUSINESS
<https://youtu.be/PAHxYgkMe4g?t=6m24s>

C-1 2016 Annual Water Report and Recommendation for Allocation of water equivalency Units (WEU's) for 2017
Recommendation: Recommend approval to City Council
Staff Contact: Damaris Hanson, Environmental Programs Manager

Hanson presented the staff report.

Livick spoke about the WEU program.
Hanson reviewed the conclusion and recommendations of the WEU report.
The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h3m21s>

Diane Playan, Morro Bay resident, stated most of the residents were under the impression the City was only going forward with the sewer and not the water facility.

Chairperson Tefft asked Livick to reiterate about the Water Reclamation Facility.

Livick stated the City Council made the decision to pause the project to look at a couple of different options. The City Council will decide on what the project will be some time after Labor Day. Livick noted no final decision will be made on how to proceed until all costs are reviewed.

Commissioner Sadowski stated he believes the City Council made their decision at the April meeting.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h6m12s>

Discussion between Commissioners and staff.

Livick summarized what the Commission would like to see presented to the City Council.

- 1. Maintain the City's same conservation level.**
- 2. Maintain the City's WEU offset program.**
- 3. Allocate seventy (70) residential WEU's, forty-two (42) for Single Family Residents, twenty-eight (28) for Multi-Family.**
- 4. Reserve ten (10) for Single Family and fourteen (14) Multi-Family for affordable deed restricted or work force housing.**
- 5. Keep commercial at the same rate; 130 % of the residential.**

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/PAHxYgkMe4g?t=2h49m12s>

Commissioner Sadowski stated the Ocean Protection Council (OPC) will be holding workshops next Wednesday in San Diego and Eureka. The workshop will be about rising seas in California which involves a scientific advisory team. Sadowski encourages people to visit the OPC website at opc.ca.gov for more information.

Commissioner Lucas received communication from a concerned citizen regarding what was acceptable in the side yards and scale of items which could be placed in the area. Lucas was concerned because of the increase in projects coming through. Graham explained this was part of the zoning discussion in the General Plan and was part of a list given to the consultant.

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Discussion between Commissioner and staff.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/PAHxYgkMe4g?t=3h2m2s>

Graham notified the Commissioners the July 4th meeting was cancelled and he wouldn't be scheduling an extra meeting.

G. ADJOURNMENT

The meeting adjourned at 9:03 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 20, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary