

AGENDA ITEM: A-2

DATE: AUGUST 15, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JULY 18, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Gerald Luhr Richard Sadowski Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Michael Lucas	Commissioner
STAFF:	Scot Graham Ryan Russell	Community Development Director Planning Intern

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/CFVkJCVTaGds?t=2m10s>

Commissioner Sadowski announced there will be a Surf Camp this Friday the 21<sup>st</sup> for disabled kids at Coleman Park, 10 a.m.

Commissioner Ingraffia announced there will be a meeting on Thursday the 20<sup>th</sup> at 4 p.m. regarding the progress of the various conservatory groups acquiring the Chevron tract. Ingraffia was not sure if the meeting was being held at the Vet's Hall or the Rec and Park Multipurpose Room.

Chairperson Tefft announced a citizen pointed out it was unnecessary for the Commission to re-open public comment to ask the applicant or staff questions. Tefft also noted, because public comment was open, it didn't mean it would be open for public comment.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/CFVkJCVTaGds?t=4m41s>

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

**A-2** Approval of minutes from the Planning Commission meeting of June 6, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Ingraffia moved to approved the Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (4-0).  
<https://youtu.be/CFVkJCVTaGds?t=5m5s>

**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.:** UP0-478, AD0-122

**Site Location:** 2445 Ironwood, Morro Bay, CA

**Project Proposal:** Conditional use permit and Parking Exception for a 151 square foot addition to an existing 896 square foot nonconforming residence. The single-family house has a nonconforming side-yard setback, and the parking exception request is to allow a tandem parking space behind an existing one car garage. The project is located in the R-1 Residential Zoning District and is outside of the Coastal Commission appeal jurisdiction.

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

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Ryan Russell, Planning Intern, (805) 225-2619

<https://youtu.be/CFVkCVTaGds?t=5m25s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Russell presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/CFVkCVTaGds?t=16m4s>

James Spencer, applicant, explained the concept of the plan and noted he was not going to use it as a secondary dwelling unit.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/CFVkCVTaGds?t=17m7s>

Discussion between Commissioners and staff.

**MOTION:** Commissioner Sadowski motioned to approved PC Resolution 19-17, UP0-478/AD0-122 for 2445 Ironwood Avenue. Commissioner Ingrassia seconded and the motion passed unanimously (4-0).

<https://youtu.be/CFVkCVTaGds?t=24m3s>

**C. NEW BUSINESS**

**C-1 Measure D/ “Working Waterfront” Subcommittee** – City Council direction on 7/11/2017 to form Planning Commission subcommittee to work with

the Harbor Advisory Board on ambiguities in Measure D and the “Working Waterfront” initiative.

**Staff recommendation:** Nominate and appoint 2 Commissioners

Item was not discussed because it was not included in the online agenda.

Graham discussed what would be in the discussion in the August 1<sup>st</sup> Planning Commission meeting.

Commissioners presented their questions to staff.

D. UNFINISHED BUSINESS  
<https://youtu.be/CFVkJCVTaGds>

**D-1 Case No.:** n/a

**Project: Downtown Waterfront Strategic Plan (DWSP)**

Review of revised draft Downtown Waterfront Strategic Plan based on Planning Commission review and input provided at its May 16, 2017 meeting. The DWSP is a long-range strategic planning document with objectives to connect the downtown and waterfront areas, establish design guidelines, identify opportunity sites and catalyst projects with a 10 year near-term vision. Revised public draft document available at <http://www.morro-bay.ca.us/945/Project-Documents> with copies also available upon request.

**Staff Recommendation:** Review revised document and forward to City Council for adoption

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

Jacinth presented the staff report.

Discussion between Commissioners and staff.

E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/CFVkJCVTaGds?t=1h59m25s>

Commissioner Sadowski recommended a discussion regarding the sewer plant location to be placed on a future agenda item.

Chairperson Tefft stated he feels the discussion Commissioner Sadowski is requesting would go against the City Council direction.

Graham agreed with Chairperson Tefft and noted it was not a task the City Council had given to the Planning Commission. Graham stated the City Council has formed a special advisory board just for the wastewater treatment plant project.

Vice-Chairperson Luhr stated he received a weed abatement letter and didn't think there was enough time to respond.

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Graham asked Luhr to give a copy of the letter to him so he could notify the Fire Department.

Chairperson Tefft stated the proponents have been removing vegetation in a manner inconsistent with the conditions of the conditional use permit. Tefft asked staff if they had any information on this.

Graham stated he was waiting for more information to bring the item back to the Planning Commission. Graham noted staff received a complaint, and the Planner and Code Enforcement have been investigating it. Graham stated staff went on site today to determine what the violation was. Currently staff is drafting a violation letter which will be mailed to the applicant.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT – NONE

G. ADJOURNMENT

The meeting adjourned at 8:15 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 1, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary