

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.: UP0-491 and AD0-123

Site Location: 299 Sienna, Morro Bay, CA

Project Description: Request for Minor Use Permit and Parking Exception approval for the conversion of the existing 2-car garage into a bathroom, laundry, and playroom. The Parking Exception request includes four options: 1.) Two parking spaces to be located in the driveway, 2.) One space in a one-car carport and the second space in tandem with the carport, 3.) A one-car carport and the second space in front of the proposed former garage, or 4.) One-car garage located adjacent to the existing garage and one space in tandem. The proposed project is located within the R-1/S.2A zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Deny the project proposals

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

<https://youtu.be/hoFfKDnkFCY?t=4m>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=17m29s>

Chris Parker, architect, explained the project started as a kitchen remodel. Parker mentioned the petition that went around the neighborhood in favor of the project.

Chris Erlendson, applicant, stated he met with the California Department of Housing & Community Development. Erlendson was provided with information on Accessory Dwelling Units. Erlendson stated the City of Morro Bay has not updated their ordinance in conformance with the State. Erlendson would like to amend the application to the garage conversion as an accessory dwelling unit. Erlendson showed the Commission a few reasons why it was the request and recommendation of the State.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=26m40s>

The Commissioners presented their questions to the applicant and architect.

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=47m7s>

The Commission came to a consensus of denying the application. The Commission presented options to see how the applicant would like to move forward.

Erlendson requested to continue to a set date and would work with staff moving forward.

Graham suggested to continue to a date uncertain due to items agendized for the next couple of months, canceling of meetings and the upcoming holidays. Graham noted staff would work with the applicant if they were ready to go and would bring it back to the Commission as soon as possible.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/hoFfKDnkFCY?t=49m22s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved for a continuance of the discussion for project 299 Sienna Street, regarding the parking exception to a date uncertain. Vice-President Lucas seconded and the motion passed unanimously (3-1) with Commissioner Ingraffia voting no.

<https://youtu.be/hoFfKDnkFCY?t=54m45s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/hoFfKDnkFCY?t=57m14s>

Commissioner Ingraffia doesn't think cars parked on the street add to the attractiveness to the neighborhood. Ingraffia noted the ordinance was agreed on many years ago.

Commissioner Sadowski commented on his role with the Water Reclamation Facility Citizen Advisory Committee (WRFCAC). Sadowski spoke about the proposed lift station and collection system projects. He feels there was a disservice to the public by not having a full dialogue on options given on the Wastewater Treatment Plant (WWTP) project.

Vice-Chairperson Lucas responded he feels the opposite of Sadowski and is happy the project is moving forward. His concern is how to equitably pay for the project.

Chairperson Luhr commented on the many unpermitted projects in the city and noted how dangerous they are. Luhr stated the projects are being done by people who do not respect or follow the rules. He believes there should be consequences for people who do not follow the rules.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/hoFfKDnkFCY?t=1h8m37s>

Graham announced that Commissioner Ingraffia was appointed by the City Council to the GPAC Committee as recommended by the Planning Commission.

Graham also updated the Commission on the recruitment for the vacant Planning Commission chair. Graham stated there were three applicants and City Council will start interviewing them at the end of October or in November.

G. ADJOURNMENT

The meeting adjourned at 7:10 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 17, 2017, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary