

MOTION: Vice-Chairperson Lucas moved to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed (3-0).

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.: UP0-282 and CP0-323

Site Location: 530 Morro Avenue, Morro Bay, CA

Project Description: Project continued from the March 7, 2017 Planning Commission hearing with direction to Applicant to address architectural articulation on the rear, western facing elevation. The project is a request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,444 sq. ft. single-family residence with a 548 sq. ft. secondary dwelling unit, 888 sq. ft. of garage space, 787 sq. ft. of storage, and 1,206 sq. ft. of decking located within the R-2/PD/S.4 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/KIKD3ID1wck?t=12m34s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/KIKD3ID1wck?t=17m28s>

Chris Parker, architect, stated he would be available to answer any questions.

Winholtz commented the home was huge and thinks it's beautiful and likes the articulation. Winholtz stated Dr. Tefft commented the building would fit in with the other buildings in the area, but noted the other buildings are offices and condos. Winholtz is hoping this will not be a trend in this area.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/KIKD3ID1wck?t=20m22s>

Commissioners comments.

MOTION: Vice-Chairperson Lucas moved to approve CP0-323, UP0-282.
Commissioner Sadowski seconded and the motion passed unanimously (3-0).

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 Project: Draft Sign Ordinance

Review of the revised Draft Sign Ordinance which has been an on-going effort since 2010 to update the City of Morro Bay's Sign Ordinance. The Ordinance regulates sign types, sizes, locations, and other aspects related to signs that can affect Morro Bay's aesthetics. Proposed changes include sign districts, master sign programs, sign bonuses, and regulations for nonconforming signs. It builds on input provided from Planning Commission and City Council meetings, public outreach conducted in 2011, 2013, and 2017, and new legal cases for how cities can regulate signage.

Staff Recommendation: Review the revised Draft Sign Ordinance and provide feedback.

Staff Contact: Ryan Russell, Planning Intern, (805) 225-2619
<https://youtu.be/KlKD3lD1wck?t=26m59s>

Russell presented the staff report.

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.
<https://youtu.be/KlKD3lD1wck?t=47m42s>

The Commissioners presented their questions to staff.

Commissioners and staff review the Draft Sign Ordinance.

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/KlKD3lD1wck?t=2h12m49s>

Commissioner Sadowski spoke about his role as a Planning Commissioner and as a citizen.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/KlKD3lD1wck?t=2h14m44s>

Graham asked the Commissioners about their schedules for the November 21st meeting since it was close to the Thanksgiving holiday.

Graham let the Commission know the new Planning Commissioner will be starting on the November 7th meeting.

G. ADJOURNMENT

The meeting adjourned at 8:18 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 7, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 17, 2017

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary