

AGENDA ITEM: A-2

DATE: FEBRUARY 6, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 19, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/E7ifNAJoKtE?t=2m56s>

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

A-2 Approval of minutes from the Planning Commission meeting of November 7, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed (4-0).
<https://youtu.be/E7ifNAJoKtE?t=3m9s>

Chairperson Luhr asked staff about the Advanced Planning Processing List regarding 321 Rennell Street. Luhr wanted to know if the garage conversion was going to come back to the Planning Commission.

Graham stated the department just received the application a couple of weeks ago.

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.: UP0-480 and CP0-543

Site Location: 301 Sea Shell Cove, Morro Bay, CA

Project Description: The project is a request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,192 sq. ft. single-family residence with 336 sq.ft. of covered outdoor areas, and a 580 sq. ft. garage located within the R-A/PD Zoning District and within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Whitney McIlvaine, Contract Planner (805) 772-6211

<https://youtu.be/E7ifNAJoKtE?t=5m5s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented the staff report for McIlvaine. Jacinth stated the setbacks were not compliant and the recommendation on the staff report has changed. Staff now recommends the project be continued to a date certain. Jacinth stated due to an encroachment into the development limit line, the project is not consistent with tract conditions for Tract 2870. Jacinth explained to the Commission what the developmental limit lines were for the project.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/E7ifNAJoKtE?t=31m47s>

Cathy Novak, agent, presented her report. Novak's report focused on specific comments and conditions listed in the staff report.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/E7ifNAJoKtE?t=44m20s>

Commissioners presented their questions and comments to staff and applicant.

MOTION: Vice-chairperson Lucas moved to approve the CP0-543/UP0-480 to continue to a date uncertain. Commissioner Sadowski seconded and the motion passed (5-0).

Commissioner Barron commented he would love to approve the project today but staff has limitations the Commission cannot work around.

Chairperson Luhr commented he has full confidence the staff will try to move the project forward as quickly as possible.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/E7ifNAJoKtE?t=1h42m24s>

Commissioner Ingraffia commented in the future he would like the Commission to have a discussion of limiting the square footage of a second story in homes.

Commissioner Sadowski wanted to wish everyone a safe Holiday & Merry Christmas.

Vice-Chairperson Lucas thanked the Community Development staff for the work they've done this year. Lucas wished everyone a Happy Holiday and hopes everyone gets home safely.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
<https://youtu.be/E7ifNAJoKtE?t=1h46m19s>

Graham wished everyone a Happy Holiday as well. Graham notified the Commission the meeting on January 2nd has only one item so far, and should be a short meeting.

G. ADJOURNMENT

The meeting adjourned at 7:47 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 2, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary