

AGENDA ITEM: A-3

DATE: FEBRUARY 6, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 2, 2018
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
	Joan Gargiulo	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/KK550cylCdg?t=2m23s>

Commissioner Sadowski announced there will be a Water Reclamation Facility Citizen Advisory Committee (WRFCAC) meeting on January 4th, 3 pm – 5 pm. Sadowski encourages the public to show up.

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/KK550cylCdg?t=3m28s>

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

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar Item A-1. Commissioner Sadowski seconded and the motion passed (5-0).
<https://youtu.be/KK550cylCdg?t=4m10s>

A-2 Approval of minutes from the Planning Commission meeting of December 5, 2017.
Staff Recommendation: Approve minutes as submitted.

Vice-Chairperson Lucas noted a discrepancy in the December 5th minutes. Lucas stated in the Public Hearing B-1 Item, it states Chairperson Luhr opened the Public Comment when he recused himself. The note should state Vice-Chairperson Lucas opened the Public Comment.

Staff will have the minutes corrected.

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar Item A-2 as amended. Commissioner Barron seconded and the motion passed (3-0-2) with Chairperson Luhr and Commissioner Ingrassia abstaining from voting.

<https://youtu.be/KK550cylCdg?t=4m29s>

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.: UP0-497

Site Location: 937 Anchor Street, Morro Bay, CA

Project Description: Conditional Use Permit for a 966 sq. ft. second story addition of habitable square footage to an existing 1,155 sq. ft. single-family residence with nonconforming side-yard setback. The project is located within the R-1 Residential Zoning District and outside of 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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Vice-Chairperson Lucas stated he spoke to the applicants on two occasions.

Commissioner Sadowski stated he spoke to the owners.

Commissioner Barron stated he met with the owners and had a discussion.

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/KK550cylCdg?t=10m19s>

Michael Kalin, applicant, stated they have worked with their neighbors and have their support for the project. Kalin explained the concept of the design and noted he wanted it to be efficient and simple. Kalin noted he would like to proceed with the project as proposed.

Andrew Goodwin, architect for the project, briefly commented on the design guidelines and noted how he took into consideration the neighborhood compatibility.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/KK550cylCdg?t=16m32s>

Discussion between Commissioners and staff.

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REGULAR MEETING – JANUARY 02, 2018

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/KK550cylCdg?t=40m35s>

Goodwin answered questions for the Commission.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/KK550cylCdg?t=41m30s>

Chairperson Luhr asked staff if the wording in the condition should be changed.

Graham explained Condition # 5 should be modified and Condition # 6 should be added so the applicant could change the roof pitch as discussed by the Planning Commission.

MOTION: Commissioner Ingraffia moved to approve the PC Resolution 01-18 with the modifications to the Planning Conditions. Vice-Chairperson Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/KK550cylCdg?t=46m49s>

Commissioner Barron complimented the staff for their work and effort which was put into presenting the project to the Commission, and for giving the Commission options.

Commissioner Ingraffia also complimented the staff for their work to present the project and a solution.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 6:48 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 16, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary