

AGENDA ITEM:     A-2    

DATE:     FEBRUARY 20, 2018    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 16, 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 - NONE

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

**A. CONSENT CALENDAR**

<https://youtu.be/79UEqwkQFLU?t=3m5s>

**A-1 Current and Advanced Planning Processing List**

**Staff Recommendation:** Receive and file.

**MOTION:** Vice-Chairperson Lucas move to approve the Consent Calendar.  
Commissioner Sadowski seconded and the motion passed (5-0).

<https://youtu.be/79UEqwkQFLU?t=3m25s>

**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.

<https://youtu.be/79UEqwkQFLU?t=3m44s>

**B-1 Case No.: UP0-466 Review**

**Site Location:** 545 Shasta Avenue, Morro Bay, CA

**Project Description:** One-year review of the currently active Special Use Permit approved by the Planning Commission on 1/17/17 for the co-location of a live theater playhouse within the existing St. Peter's Episcopal Church. The project site is located within the R-2 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

Commissioner Lucas abstained from the item.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Commissioner Ingrassia spoke to Janice Peters about the project.

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=6m39s>

Janice Peters, Secretary for By-the-Sea Productions, stated they've been doing well especially with the parking situation. Peters noted they've been responsive to any problems that have come up with the neighbors.

Sid Symington, priest at St. Peter's by the Sea, stated he supports the theater. Symington stated he has spoken to the neighbor's personally about the theater and noted it has been a valuable asset to the community.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=9m59s>

The Commissioners presented their questions and comments to staff.

The Commission received and filed the item.

<https://youtu.be/79UEqwkQFLU?t=16m7s>

**B-2 Case No.:** UP0-504/CP0-557

**Site Location:** 1156 Market Street

**Proposal:** Conditional Use Permit and Coastal Development Permit for the construction of a 1,302 square-foot single-family residence with a 102 square-foot covered front porch and a detached 576 square-foot garage. The proposed project is located within the R-2/PD/SP Zoning District, in Area G of the Beach Street Area Specific Plan, 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/79UEqwkQFLU?t=16m23s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=26m23s>

Jonni Biaggini, applicant, stated this is her first project and is doing the project according to her skill set. Biaggini stated she has worked with her architect in keeping with the aesthetics of Morro Bay.

Gary Johnson, resident of Morro Bay, stated he lives in the back of the project and supports the project.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/79UEqwkQFLU?t=26m22s>

Discussion between Commissioners.

**MOTION:** Commissioner Sadowski moved to approve the PC Resolution 02-18, CP0-557/UP0-504 to allow a construction of a new single-family residence at 1156 Market Street. Vice-Chairperson Lucas seconded and the motion passed (5-0).  
<https://youtu.be/79UEqwkQFLU?t=30m58s>

**B-3 Case No.: UP0-508**

**Site Location:** 3310 Main Street

**Proposal: Conceptual Review** of a potential future public hearing project proposing to demolish an existing 1,528 SF commercial building on a 4,800 SF parcel with two underlying lots, and construct two new single-family homes, each approximately 2,500 SF in size including a garage and an accessory dwelling unit. Both new houses would face Tahiti Street. Each house would be located on its own lot. The proposed maximum building height is 30 feet. The property is zoned for mixed commercial/residential development in the North Main Street Specific Plan area (MCR/R-4/SP) and located outside the Coastal Commission appeal jurisdiction.

**CEQA Determination:** No determination is required for conceptual review.

**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270  
<https://youtu.be/79UEqwkQFLU?t=32m13s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/79UEqwkQFLU?t=48m26s>

Joel Schneider, architect, explained how they came up with the design and took into consideration the height and view corridor for the proposed project.

Ken Stollmeyer, applicant, stated the reasons for the design of the proposed project.

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Betty Winholtz, Morro Bay resident, stated she supported the project. She understood it was hard to have a commercial property in this area. However, Winholtz does not support the 30-foot height limit and encouraged the Commission to not allow anything over the 25-foot limit even if it means placing a flat roof on the home. Winholtz noted parking will also be an issue for this project.

The Commission presented their questions to the applicant

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h5m21s>

Discussion between the Commissioners

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h38m40s>

Schneider answered questions for the Commissioners regarding the building height.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h44m43s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h55m15s>

The applicant answered questions from the Commission.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h58m31s>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h59m30s>

Schneider asked the Commission what were they looking for in the design regarding height so he could implement the changes in the next design review.

The Commissioners answered Schneider's question.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=2h1m39s>

- C. NEW BUSINESS – NONE
- D. UNFINISHED BUSINESS – NONE
- E. PLANNING COMMISSIONER COMMENTS - NONE

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/79UEqwKQFLU?t=2h2m49s>

Graham notified the Commissioners of the upcoming Planning Commissioners Academy on April 4<sup>th</sup>- 6<sup>th</sup> in Monterey.

Graham also notified the Commissioners they will be receiving the develop standard portion of the Zoning Code update, along with the Sea Shell Estates. The items will be on the agenda for the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 8:08 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 6, 2018, at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary