

AGENDA ITEM: A-2

DATE: JUNE 19, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 20, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
ABSENT:	Gerald Luhr	Chairperson
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/Fsh4ORTB_n4?t=1m36s

Commissioner Sadowski announced “Easter at the Rock” will be held on April 1st from 5 a.m. – 12 p.m.

Commissioner Sadowski also announced there will be a Water Reclamation Facility Citizens Advisory Committee (WRFCAC) meeting on Tuesday, April 3rd, 3 p.m. – 5 p.m. at the Veteran’s Memorial Building.

Vice-Chairperson Lucas noted there was also a meeting for the Joint Planning Commission/Harbor Advisory Board on Thursday, March 22nd, 6 p.m. at Morro Bay Community Center Multi-Purpose room.

Graham gave details of what would be discussed at the Joint Planning Commission/Harbor Advisory Board meeting.

PUBLIC COMMENT PERIOD

https://youtu.be/Fsh4ORTB_n4?t=4m45s

Bill Martony, Morro Bay resident, made comments regarding the waterfront. Martony stated the cannery and grocery store were in a residential area. Martony noted the power intake are not in Measure D and is restricted to state lands.

Vice-Chairperson Lucas closed the Public Comment period.

https://youtu.be/Fsh4ORTB_n4?t=10m13s

PRESENTATIONS - NONE

A. CONSENT CALENDAR

https://youtu.be/Fsh4ORTB_n4?t=10m19s

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

MOTION: Commissioner Ingraffia moved to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed (4-0).

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.

https://youtu.be/Fsh4ORTB_n4?t=10m47s

B-1 Case No.: UP0-512 and AD0-130

Site Location: 220 Main Street, Morro Bay, CA

Project Description: The project is a request for Conditional Use Permit and parking exception approval for the addition of less than 10% to an existing nonconforming residential structure with a nonconforming duplex residential use in the R-1 Single-Family Residential Zoning District. Specifically, the Applicant proposes to add 149 sq. ft. to the first floor of an existing 1,982 sq. ft. residential structure. The parking exception is to allow for two tandem spaces to be located at the rear of the structure adjacent to the existing garage and to allow for the nonconforming 19 ft. width of the existing garage. The project site is located within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6577

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Vice-Chairperson Lucas opened the Public Comment period.

https://youtu.be/Fsh4ORTB_n4?t=15m50s

Mike Smith, applicants architect, explained how they came up with the design for the project.

Martony, stated he owns Glads Castle across the street from the project. Martony asked questions regarding the front setbacks and brought up issues with the parking in the area.

Betty Winholtz, Morro Bay resident, stated she supports the project, but is concerned about the parking issues for the project. Winholtz would like the city to start enforcing where properties are encroaching into the parking areas along the streets. Winholtz stated property owners have been using rock and other materials to block the right-of-way. Winholtz noted she doesn't want tandem parking to become an issue.

Vice-Chairperson Lucas closed the Public Comment period.

https://youtu.be/Fsh4ORTB_n4?t=23m57s

The Commissioners presented their questions to staff.

Discussion between the Commissioners and staff.

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MOTION: Commissioner Barron moved to approve UP0-512 and Parking Exception AD0-130; request to allow 10% to an existing nonconforming residential structure with a nonconforming duplex use in the R-1 Single Family Residential Zoning District, within the Coastal Commission appeal jurisdiction. Commission Sadowski seconded and the motion passed (3-1), with Commissioner Ingrassia voting no.

https://youtu.be/Fsh4ORTB_n4?t=48m43s

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

https://youtu.be/Fsh4ORTB_n4?t=49m56s

Commissioner Sadowski thanked the Cal Citizens for Affordable Living for holding the Water Reclamation Facility workshop at the Inn at Morro Bay. Commissioner Sadowski recommended people to attend the next Water Reclamation Facility Citizens Advisory Committee (WRFCAC) meeting. Sadowski stated the City is moving in a direction where they are placing a greater health risk on the public by building a lift station across the street from the existing plant.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

https://youtu.be/Fsh4ORTB_n4?t=52m16s

Graham reminded the Commissioners about the Joint Planning Commission/Harbor Advisory Board Committee meeting on Thursday, March 22nd, 6 p.m. at the Community Center Multi-Purpose room.

G. ADJOURNMENT

The meeting adjourned at 6:53 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 3, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary