

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.: SP0-216 and UP0-513

Site Location: 701 Embarcadero, Morro Bay, CA

Proposal: Sign Permit and Minor Use Permit for a change in the existing signage program at 701 Embarcadero, lease site numbers 78-79/78W-79W and 80-81/80W-81W. The Applicant is proposing two approximately 16 sq. ft. internally illuminated surface signs; one on the eastern facing elevation fronting on Embarcadero and the second on the northern facing elevation. The project site is located in the WF/PD/S.4 Zoning District and within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301 Class 1

Staff Recommendation: Approve the permit request

Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/Rvyt96oHFkw?t=11m53s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Graham presented the Staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=18m42s>

Paul Van Beurden, applicant, stated the reasons he was requesting the sign permit, and noted his proposal signage is consistent with the current zoning ordinance.

Martony, stated the reasons why the Commissioners should approve the applicant's request.

Alfredo Raphael Castillo, stated he was in support for the applicant. Castillo spoke of the number of illuminated signs on the Embarcadero. Castillo asked the Commission to take into consideration the recommendation from staff.

The Commissioners presented their questions to the applicant.

Van Beurden answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=27m17s>

The Commissioners presented their questions to staff.

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=38m30s>

The Commission presented the applicant with a few options which he could pick from to move forward from tonight's meeting.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=42m33s>

MOTION: Commissioner Barron moved to remand back to staff so the applicant could propose a non-internally illuminated sign for staff to discretionally approve. Vice-Chairperson Lucas seconded and the motion passes 5-0.
<https://youtu.be/Rvyt96oHFkw?t=47m23s>

B-2 Case No.: UP0-503/AD0-126

Site Location: 458 Dunes Street, Morro Bay, CA

Project Description: Conditional Use Permit and Parking Exception for an addition to an existing single-family residence with a nonconforming front yard setback, side-yard setback and parking situation. Specifically, the Applicant proposes to add a 245-sq. ft. addition to the ground floor and add a 373-sq. ft. second floor to an existing 651 sq. ft. residence located in within the R-4 zoning district. The property is outside of the Coastal Commission Appeal Jurisdiction. The parking exception is required to allow the existing single-car garage with the second required parking space to be a tandem space within the existing driveway. There are no changes to the existing garage or storage buildings on the property.

CEQA Determination: Categorically exempt Section 15301, Class 1.

Staff Recommendation: Conditionally Approve

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/Rvyt96oHFkw?t=48m4s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=54m>

Libby Madding, applicant, presented her reasons for the addition to her home.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=55m12s>

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h6m20s>

Matt Davis, agent, wanted to point out to the Commission that the condition to re-evaluate the parking in future development was already in the staff report.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h8m1s>

MOTION: Vice-Chairperson Lucas moved to approve PC Resolution 9-18, which includes findings for approval for 458 Dunes Street as depicted on the site development plans dated March 13, 2018 and February 27, 2018. Commissioner Sadowski seconded and the motion passes 5-0.

<https://youtu.be/Rvyt96oHFkw?t=1h8m4s>

B-3 Case No.: Amendment of PC Resolution 5-16 approving CP0-470 and UP0-415

Site Location: 1149 West Street, Morro Bay, CA

Proposal: Request for an amendment of Planning condition #19 imposed in the approval of this project on January 19, 2016. The applicant would like to install a driveway gate on the home located at 1149 West Street. The driveway gate was specifically disapproved in the Planning Commission hearing on January 19, 2016. The applicant is requesting that the Planning Commission reconsider their condition and allow a fence and driveway gate along the front property line. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2/PD/SP) This project is in the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303 Class 3

Staff Recommendation: Deny amendment request

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/Rvyt96oHFkw?t=1h10m17s>

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h17m40s>

Chuck Stevenson, agent for applicant, stated the reasons for the request for the driveway gate.

Bill Merrifield, owner of 1147 West Avenue, went over the reasons he was against the gate. Merrifield stated the applicant was aware the gate was prohibited.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 3, 2018

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h34m31s>

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h34m56s>

Stevenson, spoke about the conversation he had with the Planning Department regarding the driveway gate. Stevenson would like the Commission to hear the options that were brought up in the meeting.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h36m4s>

Discussion between the Commissioners.

Graham asked the Commissioners if they would consider the concept of placing a 4-foot gate behind the set-back (20 foot into property).

The Commissioners presented their comments to staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 10-18 to deny amendment request A00-055 of PC Resolution 5-16, # 19, prohibiting installation of a driveway gate in the proposed single-family resident 1149 West Street. Commissioner Ingraffia seconded and the motion passes 5-0.

<https://youtu.be/Rvyt96oHFkw?t=1h48m26s>

Chairperson Luhr asked staff if they would like to have a discussion on Parking Exemption.

Graham responded to Chairperson Luhr's question.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS - NONE
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
<https://youtu.be/Rvyt96oHFkw?t=1h51m47s>

Graham notified the Commissioners the Environmental Impact Report (EIR) for the Water Reclamation Facility is on the City's website. Hard copies are available for viewing at the Public Works/Community Development Department, Library and City Hall.

Chairperson Luhr questioned staff about the working waterfront regarding commercial use properties.

Graham answered Chairperson Luhr's question.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
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G. ADJOURNMENT

The meeting adjourned at 7:56 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 17, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary