

AGENDA ITEM: A-4

DATE: OCTOBER 2, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 3, 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
	Martha Miller	Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/o5o5pL5k5Ik?t=2m27s>

Commissioner Sadowski announced the Rock to Pier run on July 14th at 8:30 a.m. He encouraged everyone to come out.

Chairperson Luhr reminded everyone that tomorrow is the 4th of July and to be careful. Luhr noted there would be a \$1000 fine for firework violations.

PUBLIC COMMENT PERIOD
<https://youtu.be/o5o5pL5k5Ik?t=3m38s>

Robert Krauss, Morro Bay, spoke of the 25-foot flag pole located on his neighbor's property and how he views it as a nuisance. Krauss was under the impression the code was going to be changed. He is hoping the ordinance would be changed.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/o5o5pL5k5Ik?t=9m41s>

Graham responded to Mr. Krauss' comment and noted it would be something that could be discussed when they get to the General Plan Module 3 section.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/o5o5pL5k5Ik?t=9m45s>

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

MOTION: Vice-Chairperson Lucas moved to receive and file the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

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/o5o5pL5k5Ik?t=10m31s>

B-1 Case No.: CP0-571 / UP0-517

Site Location: 570 Kings Ave, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit for the demolition of an existing 1,050 sq. ft. residence and the construction of two new attached single-story residential dwelling units; a 1,000 sq. ft. 2-bedroom unit and a 430-sq. ft. studio unit. The project is located within the R-2 Duplex Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3(b)

Staff Recommendation: Conditionally Approve the project subject to Finding and Conditions

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/o5o5pL5k5Ik?t=26m51s>

The Commissioners presented their questions to the applicant.

The applicant responded to the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/o5o5pL5k5Ik?t=31m51s>

Discussion between the Commissioners.

Chairperson Luhr asked Gargiulo to verify the correct address for the project.

MOTION: Commissioner Sadowski moved to approve PC Resolution 19-18, CP0-571/UP0-517, for two new dwelling units at 570 Kings Avenue, with an addition to the Planning Condition. Vice-Chairperson Lucas seconded, and the motion passes 5-0.

Planning Condition #8 Added:

The Applicant shall work with staff to provide greater architectural articulation on the south and west elevations to the satisfaction of the Community Development Director.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

- D-1 **Plan Morro Bay (General Plan/LCP Update):** Draft Zoning Code Update, Module 3: Use Regulations (*continued from the June 5, 2018 Planning Commission meeting*). **Staff Recommendation:** Review staff report and draft Zoning Modules 3, hear presentation by consultant, take public comment, discuss and provide feedback to staff.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
<https://youtu.be/o5o5pL5k5Ik?t=41m59s>

Commissioners presented their questions to staff.

Martha Miller presented the Module 3 Use Regulations.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr recused himself from the discussion on Chapter 17.06 Mix Commercial Use Districts due to owning property in the area.

Graham gave direction to Vice-Chairperson Lucas. Graham explained why Luhr had to recuse himself.

Chairperson Luhr returned after the discussion of Chapter 17.06. Graham gave direction to Luhr on what he could and couldn't comment on.

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/o5o5pL5k5Ik?t=3h45m49s>

Chairperson Luhr asked staff about the abandoned mobile home on Sunset Drive.

Graham updated the Commissioners on the mobile home.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 10:47 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 17, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary