

AGENDA ITEM: A-3

DATE: NOVEMBER 20, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 02, 2018
VETERAN’S MEMORIAL BUILDING– 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Joe Ingraffia Jesse Barron	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Joan Gargiulo	Community Development Director Senior Planner Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE
<https://youtu.be/123ljG-IKUg?t=1m58s>

PUBLIC COMMENT PERIOD - NONE
<https://youtu.be/123ljG-IKUg?t=2m6s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/123ljG-IKUg?t=2m31s>

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of June 5, 2018.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of June 19, 2018.
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of July 3, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas moved to approve the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).
<https://youtu.be/123ljG-IKUg?t=2m46s>

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.: CP0-563/UP0-522

Site Location: 300 Tahiti Street, Morro Bay, CA

Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,276 sq. ft. SFR with an attached 634 sq. ft. ADU and an attached 546 sq. ft. garage. A maximum of 1/3 of the ridge line will be at 27'4" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals 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/123ljG-IKUg?t=3m2s>

<https://youtu.be/123ljG-IKUg?t=11m14s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo noticed the Commission she received correspondence and has made it available for the Commissioners and the public.

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/123ljG-IKUg?t=11m9s>

Joel Snyder, Ten Over Studio, Applicant's Representative, presented his report on the project.

Ken Stollmeyer, applicant, explained why he would like the project to move forward.

Kirsten Broom, Trustee for the James Albert Ross Entrust, spoke of the concerns she and her uncle have on the project and the impact it will have for future development in the area.

The Commissioners presented their questions to Snyder.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/123ljG-IKUg?t=20m18s>

Comments from the Commissioners

MOTION: Commissioner Barron moved to approve CP0-563/UP0-522, 300 Tahiti Street, for a Coastal Development permit with a Minor Use permit for the

construction of a new Single-family dwelling with an Additional Dwelling Unit (ADU). Vice- Chairperson Lucas seconded, and the motion passed (5-0).
<https://youtu.be/123ljG-IKUg?t=31m23s>

B-2 Case No.: CP0-570/UP0-523

Site Location: 310 Tahiti Street, Morro Bay, CA

Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,319 sq. ft. SFR with an attached 655 sq. ft. ADU and an attached 636 sq. ft. garage. A maximum of 1/3 of the ridge line will be at 27'3" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

MOTION: Commissioner Barron moved to approve CP0-570/UP0-523 at 310 Tahiti Street, a request for a Coastal Development permit and Minor Use permit for the construction of a new Single-family residence and ADU. Vice-Chairperson Lucas seconded, and the motion passed (5-0).

B-3 Case No.: UP0-515/AD0-131

Site Location: 321 Trinidad Street, Morro Bay, CA

Proposal: Request for a Conditional Use Permit and Parking Exception for an addition to a nonconforming single-family residence with parking exception request. Specifically, the Applicant proposes to construct a 362 sf addition to an existing 528 sf single story home with 1 on-site, uncovered parking space. The property is a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/123ljG-IKUg?t=33m4s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

Vice-Chairperson Luhr opened the Public Comment period.

<https://youtu.be/123ljG-IKUg?t=45m51s>

Shelley and Paul Kenney, applicants, answered questions from the Commission.

Kirsten Broom, Morro Bay, stated she has no problem with the Kenney's project.

Chairperson Luhr presented his question to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/123ljG-IKUg?t=58m7s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve Resolution PC 29-18, UP0 515/AD0-131 on 321 Trinidad Street with the additional condition of a historical evaluation. Vice-Chairperson Lucas seconded, and the motion passed (5-0).
<https://youtu.be/123ljG-IKUg?t=1h2m8s>

B-4 Case No.: UP0-446 Precise Plan

Site Location: 945 Embarcadero, Morro Bay, CA

Proposal: Request for Precise Conditional Use Permit for renovation of existing House of Juju restaurant (City lease site 96 and 96W) converting existing rear interior storage to accommodate a proposed 435square feet of restaurant dining and bar area plus a 71 square feet addition for a total single-story building area of 2,201square feet. Project also includes public access improvements along the bayside (west) and north side of the building. Proposed bayside improvement include 10 foot lateral access and outside screened public seating area along with improved connection to the adjacent City park. Sleeving of 5 existing wood pilings which support the existing wharf and non-structural repairs to the gunny sack batter wall abutting the seawall are also proposed. This project is located in the WF/PD/S.4 zoning district and within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorical Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577

<https://youtu.be/123ljG-IKUg?t=1h3m7s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/123ljG-IKUg?t=1h21m3s>

Cathy Novak, Novak Consulting, thanked staff for their help. Novak brought up issues with the Harbor Walk and would like the Commission to discuss it due to future projects coming up on the Embarcadero.

The Commissioners presented their questions to Novak.

The Commissioners discussed trash receptacles and having no condiments on outside tables.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/123ljG-IKUg?t=1h30m20s>

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Commissioner Barron discussed his desire for accessible parking and would like the City ordinance to reflect accessible parking on the Embarcadero. Barron noted he would like future projects to address the parking issue.

The Commissioners discussed accessible parking with staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 30-18, Conditional Use permit UP0-446, for 945 Embarcadero, House of Juju with added condition regarding no condiments and no table set ups. Vice- Chairperson Lucas seconded, and the motion passed (5-0).

<https://youtu.be/123ljG-IKUg?t=1h36m14s>

Planning Commission conditions added 10/2/2018:

18. *No restaurant condiments or table setups shall be allowed at the outdoor public seating counter located on the west side of the building.*

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

<https://youtu.be/123ljG-IKUg?t=1h44m6s>

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/123ljG-IKUg?t=1h44m17s>

Graham notified the Commissioners they will be reviewing General Plan/LCP Zoning Module 4 at the next meeting. Graham advised the Commissioners to pay attention to the parking requirements especially for single-family homes.

G. ADJOURNMENT

The meeting adjourned at 7:45 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 16, 2018 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary