

AGENDA ITEM: A-3

DATE: DECEMBER 4, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 6, 2018
MORRO BAY COMMUNITY CENTER – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Joan Gargiulo Willow Urquidi Martha Miller	Community Development Director Senior Planner Assistant Planner Planning Intern Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD - NONE
https://youtu.be/_jQaERsyKpA?t=2m10s

PRESENTATIONS - NONE

A. CONSENT CALENDAR
https://youtu.be/_jQaERsyKpA?t=2m39s

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

A-2 **Case No.:** CP0-399
Description: Request for 1-year Time Extension for Administrative Coastal Development Permit(CP0-399) originally approved on 11-12-2014 for construction of a 3,645 sq. ft. house with a 1,028 sq. ft. garage on a 6,189 sq. ft. lot at 2920 Juniper, Morro Bay.
Staff Recommendation: Approve 1-year time extension
Staff Contact: Willow Urquidi, Planning Intern (805) 772-6213

A-3 **Case No.:** Appeal of CP0-575 at 2575 Greenwood
Description: At the October 16, 2018 Planning Commission meeting, the Planning Commission directed staff to amend Public Works Condition No. 3 in Resolution No. 31-18. The updated verbiage is shown in bold italics and the condition shall read as follows: “***Barricade:*** Due to Pico Street ending, a metal beam barricade (with no parking sign) is required in front of the proposed fence. ***The “No Parking Sign” shall include added verbiage that references applicable vehicle code to the satisfaction of the Community Development Director and the Police Chief.***
Staff Recommendation: Approve
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

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A-4 Approval of minutes from the Planning Commission meeting of August 21, 2018.
Staff Recommendation: Approve minutes as submitted.

A-5 Approval of minutes from the Planning Commission meeting of August 23, 2018.
Staff Recommendation: Approve minutes as submitted.

Commissioner Sadowski requested to have Item A-2 pulled for discussion of the extension request.

MOTION: Commissioner Barron moved to approve the Consent Calendar, Items A-1, A-3, A-4 and A-5. Commissioner Ingraffia seconded, and the motion passed (5-0).
https://youtu.be/_jQaERsyKpA?t=3m46s

MOTION: Commissioner Barron moved to approve the Consent Calendar, Item A-2 for the residents at 2920 Juniper Avenue to approve the time extension request for Coastal Development CP0-399. Vice-Chairperson Lucas seconded, and the motion passed (5-0).
https://youtu.be/_jQaERsyKpA?t=11m51s

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.: UP0-532

Site Location: 2930 Cedar Avenue, Morro Bay, CA

Project Description: Request for a Conditional Use Permit for a 323 sq. ft. addition and a 60 sq. ft. covered front porch to a Single-Family Residence with a nonconforming garage entry setback in the R-1/S.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

https://youtu.be/_jQaERsyKpA?t=12m24s

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Chairperson Luhr communicated with the applicant.

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

https://youtu.be/_jQaERsyKpA?t=20m17s

Paul Williams, applicant, stated he was aware the garage was not in the required setback when he did the first remodel in 2006. Williams noted the City allowed him to build on the existing footprint. Williams noted he would like to comply to whatever the City requires.

The Commissioners presented their questions to the applicant.

Tom Brajkovich, architect, answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/_jQaERsyKpA?t=23m11s

MOTION: Commissioner Ingraffia moved to adopt Conditional Use Permit UP0-532 with amendment the Commission mandate continuing use of automatic garage place. Commissioner Sadowski seconded, and the motion passed (5-0).

https://youtu.be/_jQaERsyKpA?t=26m56s

B-2 Case No.: UP0-538/CP0-588

Site Location: 1127 Las Tunas Street, Morro Bay, CA

Project Description: Request for a Conditional Use Permit and a Coastal Development Permit to remodel the interior of the house, enclose an existing breezeway and add an accessory dwelling unit. Specifically, the Applicant is proposing the addition of a 473 sq. ft. accessory dwelling unit with a deck and a 34 sq. ft. addition to the existing Single-Family Residence in the R-1/S.1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt under Section 15301, Class 1.

Staff Recommendation: Conditionally Approve

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

https://youtu.be/_jQaERsyKpA?t=28m27s

Chairperson Luhr recused himself due to having property in the proximity of the project. Vice-Chairperson Lucas will oversee the discussion for the item.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

Vice-Chairperson Lucas opened the Public Comment period.

https://youtu.be/_jQaERsyKpA?t=33m41s

Mike McClure, representative for applicant, gave an overview of the project.

The Commissioners presented their questions to McClure.

Discussion and comments from the Commissioners.

Vice-Chairperson Lucas closed the Public Comment period

https://youtu.be/_jQaERsyKpA?t=35m33s

MOTION: Commissioner Barron moved to approve the request for Conditional Use Permit and Coastal Development Permit UP0-538/CP0-588 for the construction of an accessory dwelling unit and new garage with the provision both residences be clearly marked and visible from the street, and the request for additional language in Finding #1 that Gargiulo has requested. Commissioner Sadowski seconded, and the motion passed (4-0).

https://youtu.be/_jQaERsyKpA?t=41m14s

Planning Commission condition #5 added 11/6/2018:

5. Address Identification: All new and existing single-family residences and Accessory Dwelling Units shall have their own approved address numbers or

building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting colors.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 **Plan Morro Bay (General Plan/LCP Update): Draft Zoning Code Update, Module 4: Overlay Districts and Citywide Standards.** *(continued from the 10-16-18 PC meeting)*
Staff Recommendation: Review staff report and draft Zoning Module 4, hear presentation, take public comment, discuss and provide feedback to staff.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
https://youtu.be/_jQaERsyKpA?t=44m34s

Graham reviewed what will be discussed for this agenda item.

Miller presented the continued discussion of Module 4: Overlay Districts and Citywide Standard.

Jacynth reviewed the correspondence received from the Commissioners and the public.

Discussion between staff and Commissioners.

Commissioners and staff reviewed Draft Zoning Code Update, Module 4 chapters with input provided by the Commissioners.

E. PLANNING COMMISSIONER COMMENT
https://youtu.be/_jQaERsyKpA?t=3h46m22s

Commissioner Sadowski attended the Ocean Protection Council meeting on October 25th and stated it was a wonderful experience. Sadowski noted he came away from the meeting feeling good about the information he received about global warming.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 9:48 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 20, 2018 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary