

AGENDA ITEM: A-2

DATE: JANUARY 15, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 20, 2018
VETERANS MEMORIAL BUILDING – 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 Nancy Hubbard	Community Development Director Senior Planner Assistant Planner Contract Planner
CONSULTANT:	Martha Miller	Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/8rUdoKWuDnY?t=10m5s>

Vice-Chairperson Lucas expressed his condolences to the Morro Bay Presbyterian Church for the loss of Pastor Paulsen.

PUBLIC COMMENT PERIOD
<https://youtu.be/8rUdoKWuDnY?t=2m24s>

Bill Martony, Morro Bay, spoke about the issues he has with the zoning map and the inconsistencies with it. Martony also noted he would like the map to be corrected so there is no confusion.

Chairperson Luhr closed the Public Comment
<https://youtu.be/8rUdoKWuDnY?t=6m16s>

Graham responded to Martony's comment.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/8rUdoKWuDnY?t=8m31s>

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

A-2 Approval of minutes from the Planning Commission meeting of September 4, 2018.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 2, 2018.
Staff Recommendation: Approve minutes as submitted.

Vice-Chairperson Lucas notified staff the Planning Commission minutes for October 2nd was incorrect.

MOTION: Vice-Chairperson Lucas moved to approve 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.

B-1 Case No.: CP0-566

Site Location: 3400 Toro Lane, Morro Bay, CA

Proposal: Continued from the August 21, 2018 PC Hearing: Coastal Development Permit for the construction of a new 1,386 sq. ft. single-family residence with an attached 600 sq. ft. accessory dwelling unit, an attached 491 sq. ft. garage, and 484 sq. ft. of patio area on a vacant parcel located in the R-1/S.2A residential zoning district and within the Coastal Commission Appeal Jurisdiction. Changes include updated roof lines, reduced concrete driveway area, and modified landscaping.

CEQA Determination: Categorically Exempt, Section 15303 Class 3

Staff Recommendation: Conditionally approve

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

<https://youtu.be/8rUdoKWuDnY?t=10m41s>

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

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/8rUdoKWuDnY?t=14m23s>

Chris Parker, applicant's architect, spoke about the rework he has made to the design after receiving recommendations for staff and Commissioner Barron.

The Commissioners presented their questions to the Parker.

Greg Frye, applicant, wanted to verify what the Commission was asking from him.

MOTION: Commissioner Sadowski moved to approve CP0-566, for a Single-Family residence, 3400 Toro Lane, PC Resolution 37-18 with additional change to the driveway/landscaping. Vice-Chairperson Lucas seconded, and the motion passed (5-0).

<https://youtu.be/8rUdoKWuDnY?t=23m45s>

B-2 Case No.: UPO-536, CPO -586

Site Location: 125 Hatteras Street, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval request for a 316 square foot addition to the living space within an existing home and a 194 square foot addition to the existing garage. The project is situated on a 6002 square foot parcel, partially in an Environmentally Sensitive Area. The new improvements are outside of the ESHA buffer area and meets the development standards. This project is in the R.1/S.2A zoning district and is within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: This project has been deemed exempt from CEQA under Section 15301 related to interior improvements of existing facilities.

Staff Recommendation: Approve the Conditional Use Permit and Coastal Development Permit with Conditions of approval

Staff Contact: Nancy Hubbard, Contract planner (805) 772-6211
<https://youtu.be/8rUdoKWuDnY?t=24m57s>

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/8rUdoKWuDnY?t=41m49s>

Parker, the applicant's architect, presented his report for the project.

The Commissioners presented their questions to Parker.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/8rUdoKWuDnY?t=45m47s>

Comments from the Commissioners.

MOTION: Commissioner Barron moved to approve UP0-536/CP0-586 with the added condition that staff approve a remediated front landscape plan which minimizes the boat driveway with the caveat if there is an existing encroachment permit that allowed the boat driveway non-conforming legal use. Commissioner Ingrassia seconded, Discussion on the motion. The motion passed (5-0).

Commissioner Sadowski requested to have an item agendaized for a future meeting.

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 11-06-18 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/8rUdoKWuDnY?t=1h24m25s>

Miller continued the discussion with the Commissioners on the Plan Morro Bay General Plan/Local Coastal Plan, Module 4.

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/8rUdoKWuDnY?t=1h43m45s>

Martony spoke about his concerns for shoreline setbacks in the Special Mixed-Use Area B regarding zoning boundaries for waterfront versus harbor zoning

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 20, 2018

Miller addressed Martony's questions and comments.

Discussion between the Commissioners and staff.

E. PLANNING COMMISSIONER COMMENT
<https://youtu.be/8rUdoKWuDnY?t=4h35m18s>

Commissioner Barron commented there will be a Wastewater Reclamation Facility Citizen Advisory Committee (WRFCAC) on Monday December 17th. Barron noted to check the City's website for more information about the meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE
<https://youtu.be/8rUdoKWuDnY?t=4h35m36s>

Graham commented the first meeting of the would fall on January 2nd due to the holiday on January 1st. Graham asked the Commission if they would like to take the time off from the meeting on January 2nd or not. The Commission decided they would take the time off.

G. ADJOURNMENT

The meeting adjourned at 10:36 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 4, 2018 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary