

AGENDA ITEM: A-2

DATE: MARCH 5, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2019
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 Willow Urquidi	Community Development Director Senior Planner Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/M9gFKVAFv9g?t=1m45s>

Chairperson Luhr wanted to remind everyone that a major storm was coming and wanted everyone to be aware of their surroundings and to take precaution.

Vice-Chairperson Lucas thanked the Coast Guard and everyone else who's helping keep the public safe while the Federal Government is shut down.

PUBLIC COMMENT PERIOD
<https://youtu.be/M9gFKVAFv9g?t=2m49s>

Jeff Heller, spoke as a private citizen, and thanked the Commission for putting time in their positions as Commissioners and stated how much he appreciated them. Heller also congratulated Commissioner Sadowski on his new endeavors and for his time on the Commission.

Chairperson Luhr closed the Public Comment.
<https://youtu.be/M9gFKVAFv9g?t=4m27s>

PRESENTATIONS

A. **CONSENT CALENDAR**
<https://youtu.be/M9gFKVAFv9g?t=4m37s>

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

A-2 Approval of minutes from the Planning Commission meeting of November 20, 2018.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 4, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas moved to accept 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.:** CUP 18-09 and CDP 18-015
Site Location: 918 Mesa Street, Morro Bay, CA
Proposal: Conditional Use Permit and Coastal Development Permit approval request for a 139sf addition to an existing detached garage, conversion of the detached garage into a new 537sf accessory dwelling unit, and removal of one tree as major vegetation. The required parking spaces will be replaced as two tandem spaces in the driveway. The existing garage and 1,188sf single family residence are nonconforming with regards to the side setbacks. No changes are proposed to the existing single-family residence.
CEQA Determination: Categorically Exempt, Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Willow Urquidi, Planning Intern, (805) 772-6213
<https://youtu.be/M9gFKVAFv9g?t=5m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/M9gFKVAFv9g?t=16m10s>

Chris Parker, Architect, presented his report for the project.

Charlotte Kelly, Morro Bay, opposes the existing garage being changed into a dwelling unit. Kelly expressed other concerns about the project.

The Commissioners presented their questions to Parker.

Discussion between the Commissioners and staff.

Kelly expressed her concerns again to the Commission.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/M9gFKVAFv9g?t=22m36s>

MOTION: Commissioner Sadowski moved to approve PC Resolution 01-19, CPU18-09/CDP18-015 for 918 Mesa Street as written with the condition to have Planning staff review the code analysis to see if fire sprinklers are required for the project including fire resistant construction. Commissioner Ingrassia seconded.

Planning Condition # 8 Added 01-15-2019:

- 8. Staff shall conduct a code evaluation to determine applicability of requiring fire sprinklers and the necessity for fire constructive material in association with the proposed development. If fire sprinklers and/or fire constructive materials are determined to be required, the applicant shall be required to reflect the improvements on the building permit plan submittal.**

Discussion between Commissioners.

The motion passed (3-2), with Commissioners Barron and Ingrassia voting no.
<https://youtu.be/M9gFKVAFv9g?t=32m46s>

C. NEW BUSINESS

C-1 Case No.: Conceptual Review Only (CP0-581/UP0-533/S00-134)

Site Location: 233 Atascadero, Morro Bay, CA

Proposal: Conceptual Review of a potential future public hearing project proposing to construct a new 3-story 83 guestroom hotel building with on-site parking on an existing 2-acre site comprised of 5 separate lots to be merged and located within a flood plain. Plans show a 56,358SF hotel with three floors of suites, indoor pool, meeting room, and guest check-in lobby along with 90 on-site guest parking spaces where 92 spaces are required. The project proposes a maximum building height of 35.41 where 30 feet is allowed in the base zone district. Story poles will be erected on-site on January 4, 2019 to assist in the evaluation of height and view impacts. The property is zoned for visitor-serving commercial development in a planned development overlay (C-VS/PD) and located within the Coastal Commission appeal jurisdiction.

CEQA Determination: No determination is required for conceptual review.

Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and **NO ACTION** will be taken at this time.

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

<https://youtu.be/M9gFKVAFv9g?t=40m22s>

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

The Commissioners presented their questions to staff.

Staff answered the Commissioners questions.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/M9gFKVAFv9g?t=1h10m13s>

Cathy Novak, Applicant Representative, presented a project overview.

Betty Winholtz, Morro Bay, stated her concerns regarding proposed height and parking.

Caroline Brinkman, Morro Bay, expressed her concerns regarding traffic if the project is approved.

Kevin Grischow, Morro Bay, stated he likes the project and is not concerned about the view, but site plan needs work, and would like the site plan to reflect changes to comply with the City's shade ordinances.

Homer Alexander spoke in favor of the project and stated how this project would help benefit the community.

The Commissioners presented their questions to the applicant.

Thom Jess, architect, answered questions from the Commissioners.

Matt Walsh, Civil Engineer, answered questions from the Commissioners.

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The Commissioners provided comments to the Applicant regarding proposed height, project design compatibility, and increased public benefit options

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/M9gFKVAFv9g?t=2h4m47s>

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENT

<https://youtu.be/M9gFKVAFv9g?t=2h39m16s>

Commissioner Sadowski thanked the Commission and staff for giving him the opportunity to serve on the Commission.

Commissioner Barron stated it was a pleasure serving on the Commission and thanked him for his service. Barron noted he appreciated Sadowski's viewpoint on issues.

Vice-Chairperson Lucas stated he also appreciated serving on the Commission with Sadowski.

Chairperson Luhr agreed with everyone's comment about Sadowski and stated he appreciated serving on the Commission with Sadowski.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 8:41 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 5, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary