

AGENDA ITEM: A-2

DATE: APRIL 2, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 19, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Susan Stewart	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Michael Lucas	Vice-Chairperson
STAFF:	Scot Graham Willow Urquidi Nancy Hubbard	Community Development Director Assistant Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Chairperson Luhr welcomed new Commissioner Susan Stewart.

PLANNING COMMISSIONER ANNOUNCEMENTS – NONE

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/qgbzCJHjBk8?t=2m18s>

Commissioner Stewart nominated Chairperson Luhr as Chairperson. Commissioner Barron seconded, and the election passed 3-0. Chairperson Luhr abstained.

Commissioner Barron nominated Vice-Chairperson Lucas as Vice-Chairperson. Commissioner Stewart seconded, and the election passed 4-0.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/qgbzCJHjBk8?t=4m21s>

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

A-2 Approval of minutes from the Planning Commission meeting of December 18, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to accept the Consent Calendar. Commissioner Stewart seconded, and the motion passed (4-0).

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 B-1 Case No.:** Amendment (MAJ 19-001) to CUP 08-94
Site Location: 787 Main Street, Morro Bay, CA
Proposal: Amendment to Conditional Use Permit 08-94 to allow reduction in previously required 16 off-street parking spaces to require only 12 off-street parking spaces. The reduction is being requested based on the current parking requirements using the square footage of the current customer serving area. Thirteen spaces, including one accessible space are required, however, the applicant is requesting approval of a parking exception to reduce the calculated number (13) to 12 spaces which would allow parking, trash facilities and required vehicular circulation to fit within this parcel.
CEQA Determination: Categorically Exempt, Section 15301, Class 1.
Staff Recommendation: Conditionally Approve
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211
<https://youtu.be/qgbzCJHjBk8?t=4m59s>

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/qgbzCJHjBk8?t=4m59s>

Cathy Novak, representative for the applicant, congratulated Luhr & Lucas for being appointed as Chairperson and Vice-Chairperson. Novak also welcomed Stewart to the Commission.

Novak spoke about the issues with the parking area and commented she didn't have anything to add because the staff did a great job with the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=24m49s>

Comments and questions from the Commissioners.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=32m16s>

Novak answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=40m20s>

Discussion between Commissioners.

MOTION: Commissioner Barron moved to approve the amendment to CUP-08 94 and MAJ19-001 for the 1994 Conditional Use permit to allow a reduction in parking spaces to twelve from fourteen, given the other two conditions as described by Hubbard. Commissioner Ingrassia seconded and the motion passes 4-0.

<https://youtu.be/qgbzCJHjBk8?t=53m15s>

Planning Conditions added on 02-19-19 by the Planning Commission:

Parking Lot Signage: Applicant shall add signage at the entrance to the Pizza Port informing customers that there is a parking lot behind the building for customers that includes an accessible parking space. A sign permit may be required.

Accessibility Access: Applicant shall engage a California Certified Accessibility Specialist (CASP) to provide a written evaluation related to ADA compliance for the ADA parking space, path of travel, and entrance to the building including recommendations for improvements to bring the referenced improvements into compliance with ADA. Said evaluation shall be provided to the Community Development Director for review and approval.

- B-2 Case No.** CUP18-05, CDP18-005, and PKG18-04
Site Location: 435 Napa Avenue, Morro Bay, CA
Proposal: Conditional Use Permit, Coastal Development Permit and Parking Exception approval request for construction of a 460 sf accessory dwelling unit and a 740 sf addition to an existing non-conforming 1,318 sf single-family home. The property is zoned for duplex residential (R-2) and located outside the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1 and Section 15303, Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270
<https://youtu.be/qgbzCJHjBk8?t=54m16s>

Urquidi notified the Commissioners there was an error in her staff report. Urquidi stated the square footage for the proposed addition was inadvertently switched with the proposed Additional Dwelling Unit (ADU). Urquidi provided the correct square footage.

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Chairperson Luhr stated he is an acquaintance of the architect but had no communication with him regarding the project.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/qgbzCJHjBk8?t=1h1m57s>

Greg Barker, applicant's architect noted the staff report was excellent. Barker added comments about the project's accessibility due to the applicant's husband using a wheelchair.

The Commissioners presented their questions to the applicant.

Comments from the Commissioners.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=1h8m41s>

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=1h15m52s>

Barker responded to the Commissioners questions.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/qgbzCJHjBk8?t=1h21m16s>

Discussion between the Commissioners.

MOTION: Commissioner Ingraffia moved to adopt resolution PC 03-19, Coastal Development permit CDP18-005, Conditional Use permit CUP18-05 with added condition regarding revising the floor plan of the kitchen area to include an electrical outlet in the floor for use with movable island. Commissioner Stewart seconded.

<https://youtu.be/qgbzCJHjBk8?t=1h25m27s>

Discussion on the motion. Motion passes 4-0.

C. NEW BUSINESS

- C-1** Discussion and Appointment of one Planning Commissioner as Representative to the Water Reclamation Facility Advisory Committee (WRFAC).
<https://youtu.be/qgbzCJHjBk8?t=1h30m13s>

Chairperson Luhr nominated Commissioner Barron as the Planning Commission liaison for the Water Reclamation Facility Advisory Committee (WRFAC). Commissioner Stewart seconded, and the motion passes 3-0.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENT
<https://youtu.be/qgbzCJHjBk8?t=1h32m14s>

Commissioner Stewart commented about an email received from a citizen regarding ocean acidification. Commissioner Stewart wanted to let the public know the Commission has acknowledged the email, and as a community they were doing what they could to address it.

Commissioner Barron proposed a discussion on fire sprinklers be agendized to a future meeting. The Commission agreed to agendize a discussion on fire sprinklers.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

Chairperson Luhr followed up with Graham regarding placing Electric Vehicle Charging stations on along the Embarcadero.

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Graham responded to Luhr's question.

Commissioner Barron asked about Farmer's Market being brought to the City Council again.

Graham responded to Barron's question.

G. ADJOURNMENT

The meeting adjourned at 7:52 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 5, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary