

AGENDA ITEM: A-3

DATE: MAY 7, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 2, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/pvqp6QZa5Vc?t=1m23s>

Vice-Chairperson Lucas complimented the Inn at Morro Bay's tank project.

PUBLIC COMMENT PERIOD
<https://youtu.be/pvqp6QZa5Vc?t=1m51s>

Bill Martony, Morro Bay, spoke about zoning on Main Street and the maps which needed to be corrected.

Betty Winholtz, Morro Bay, spoke to the Commission about the Water Reclamation Facility. Winholtz asked the Commission if they could influence the City Council in moving the meeting back to San Luis Obispo in July so the public would have an opportunity to voice their concerns since there'll be no hearing in Morro Bay.

Commissioner Luhr closed the Public Comment period.
<https://youtu.be/oMKDq1Zvlos?t=6m25s>

Graham responded to the public comments.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/pvqp6QZa5Vc?t=9m44s>

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

A-2 Approval of minutes from the Planning Commission meeting of February 19, 2019.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of March 5, 2019.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Barron moved to accept the Consent Calendar.
Commissioner Stewart seconded, and the motion passed 5-0.
<https://youtu.be/pvqp6QZa5Vc?t=1h17m57s>

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.: Appeal of CDP18-009

Site Location: 461 Fairview Avenue, Morro Bay, CA

Proposal: Appeal of the Director's approval of Administrative Coastal Development Permit (CDP18-009) at 461 Fairview for the demolition of the existing 922 sq. ft. residence and construction of a new two-story 2,203 sq. ft. single-family residence. The project includes a 432 sq. ft. attached garage and 432 sq. ft. of decking. The parcel is located within the R-1 district and outside the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3.

Staff Recommendation: Deny the appeal and uphold Director's approval.

Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

<https://youtu.be/pvqg6QZa5Vc?t=10m20s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Barron met with Ms. Bast at the project site.

Commissioner Stewart communicated by email with Ms. Bast but was unable to meet with her.

Urquidi notified she made a correction on the staff report.

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/oMKDq1Zvlos?t=28m13s>

Nancy Bast, appellant, spoke about the cons of an administrative permit and how it affects the neighborhood. Bast also spoke about issues with administrative appeals.

Chris, Jill and Nicolas Stavros, applicants, presented their report to the Commission.

Cynthia Holly spoke on behalf of Nancy Bast stating the reasons for opposing the project.

Roger Ewing, Morro Bay, stated he supports Nancy Bast's appeal, and noted if it wasn't for the appeal, a lot of the neighbors wouldn't have known about the project.

Betty Winholtz, Morro Bay, stated there are too many issues regarding the project, particularly the soil and retaining walls. Winholtz would like the Commission to hold off deciding until they have the information to make a safe decision.

Grant Crawl, Morro Bay, stated the city did not follow the guidelines and this is the reason for the appeal.

Kasey Caldwell, Morro Bay, stated she received the notice of the appeal but not the notice for the project. Caldwell noted the project meets the requirements on paper but doesn't fit in the neighborhood. Caldwell would like the Commission to gather more information before deciding.

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Jamie Irons, Morro Bay, submitted comments and was hoping the Commission review them. Irons stated he supports the project and noted it met all the requirements. Irons asked the Commission to deny the appeal.

Emily Baranek, agent/architect for the applicant, stated the applicants wanted to work with the neighbors and be good neighbors themselves, therefore they fulfilled the requirements needed.

The Commissioners presented their questions to staff.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/pvgrp6QZa5Vc?t=1h21m16s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved to deny the appeal and uphold the Directors approval of administrative Coastal Development permit CDP18-009, at 461 Fairview Avenue, for the demolition of the 922 square feet residence and construction of a new 2-story 2,203 square feet Single-family residence. The motion included the adoption of the resolution. Commissioner Stewart seconded, and the motion passes 4-1, with Commissioner Ingraffia voting no.
<https://youtu.be/pvgrp6QZa5Vc?t=1h49m42s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/pvgrp6QZa5Vc?t=1h52m14s>

Commissioner Barron notified everyone the April (WRFCAC) meeting was canceled because the hydrology study and facility review were not complete. There will be more information on the City's website at the ending of the month.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 7:53 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 16, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary