

AGENDA ITEM: A-3

DATE: AUGUST 20, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JUNE 18, 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 Nancy Hubbard	Community Development Director Contract Planner

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

PUBLIC COMMENT PERIOD

<https://youtu.be/CITi51w4Sn0?t=1m45s>

Clark Taylor, Commercial business, asked the Commission if he would be able to open a brewery or fish processing facility with the new General Plan zoning.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=2m28s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/CITi51w4Sn0?t=6m>

**A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=6m54s>

**MOTION:** Commissioner Barron moved to accept the Consent Calendar. Commissioner Stewart seconded, and motion passes 4-0.

<https://youtu.be/CITi51w4Sn0?t=7m10s>

**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.:** CUP19-02, CDP 19-010, PKG19-01

**Site Location:** 1141 Main Street, Morro Bay, CA

**Proposal:** An application was filed on January 31, 2019 for Coastal Development Permit, Conditional Use Permit and Parking Exception requesting approval to add a 2-story residence in the back of an existing 3,888 square foot commercial building located at 1141 Main Street. The proposal includes a two stories residence, totaling 1,800 sf in the back portion and a 2,652 sf commercial business in the front portion of the building. The parking exception is required because the new residence will have 2 parking spaces in a new carport behind the building instead of a parking garage. The east portion of the property is in the C-1/S.4 zoning district and the west portion of the property is in the R-2 zoning district. The site is not within the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1a&e.

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/CITi51w4Sn0?t=7m34s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -  
Commissioner Stewart met with the architect, owners & Hubbard at the site.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=23m30s>

Jonathan Macalpin, architect/agent for Steve and Linda Wilson presented his report for his project.

Taylor stated he appreciated the applicant's project. Taylor also questioned what the zoning would be when the General Plan is approved.

John, Morro Bay, stated he like the project but stated his concerns about the parking.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=33m25s>

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period for the applicant.  
<https://youtu.be/CITi51w4Sn0?t=34m4s>

Chairperson Luhr closed the Public Comment period for the applicant.  
<https://youtu.be/CITi51w4Sn0?t=46m43s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period for the applicant.  
<https://youtu.be/CITi51w4Sn0?t=1h15m32s>

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period for the applicant.  
<https://youtu.be/CITi51w4Sn0?t=1h16m31s>

**MOTION:** Commissioner Barron moved the Planning Commission formally approve Resolution 14-19, Conditional Use Permit CUP19-02, Coastal Development Permit CDP19-010 and Parking Exception PKG19-01, with the added conditions listed below. Commissioner Stewart seconded, and the motion passes 4-0.  
<https://youtu.be/CITi51w4Sn0?t=1h16m43s>

**Conditions added:**

5. **Cargo Containers:** *Cargo containers located on the site shall be removed or completely enclosed from view. If an enclosure is proposed, the design must meet the criteria of the Community Development Director, as well as all building code requirements. Condition added by Planning Commission June 18, 2019.*
6. **Signage:** *An application for exterior signage for the business portion of the building shall be submitted prior to issuance of a building permit. The signage must be installed prior to final Planning Department inspection of the building permit. Condition added by Planning Commission June 18, 2019.*
7. **Commercial Business:** *The commercial portion of the building shall be open for business a minimum of 20 hours per week (on the average). If the business is inactive for more than 12 months, the Conditional Use Permit is subject to revocation. Condition added by Planning Commission June 18, 2019.*

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/CITi51w4Sn0?t=1h19m45s>

Commissioner Ingraffia spoke about the historical significance in buildings located in Morro Bay. Ingraffia suggested maybe creating a historical district in Morro Bay.

Commissioner Stewart commented on historical districts also. Stewart also asked staff about the cannabis applications.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT  
<https://youtu.be/CITi51w4Sn0?t=1h26m3s>

Graham will place the WRFCAC information on the agenda on a later date.

G. ADJOURNMENT

The meeting adjourned at 6:27 p.m. to the next special scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on July 2, 2019 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary