

AGENDA ITEM: <u> A-2 </u>
DATE: <u>OCTOBER 1, 2019</u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 20, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Joe Ingraffia Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Jesse Barron	Commissioner
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
<https://youtu.be/DZt4LkLJ0mY?t=1m58s>

Vice-Chair Lucas stated he and Scot Graham attended the California Conference at Cal Poly last week. Lucas spoke about the issues brought up in the conference.

PUBLIC COMMENT PERIOD - NONE
<https://youtu.be/DZt4LkLJ0mY?t=7m28s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/DZt4LkLJ0mY?t=8m4s>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of June 4, 2019.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 18, 2019.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of July 16, 2019.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chair Lucas moved to accept the Consent Calendar. Commission Stewart seconded, and the motion passes 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 Case No.: CDP 19-018

Site Location: 3009 Beachcomber Drive, Morro Bay, CA

Proposal: Application for a Coastal Development Permit (CDP19-018) to request approval for four small additions totaling 375 square feet to an existing 2,404 square foot home with an 841 square foot existing garage. The site is located at 3009 Beachcomber Drive and is in the R-1/S.2A Zoning district and is located within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1.e.(1).

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/DZt4LkLJ0mY?t=8m40s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Stewart communicated with the owner Joanne and their representative Cathy Novak.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=14m45s>

Cathy Novak, applicant's representative, thanked staff and presented her report.

The Commission presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=25m15s>

Discussion and comments between the Commissioners and staff.

MOTION: Vice-Chair Lucas moved to approve Resolution PC 19-19, Coastal Development permit CDP19-018, a request for exterior upgrades and four (4) small additions to the existing home located at 3009 Beachcomber. Commissioner Stewart seconded, and the motion passes 4-0.

B-2 Case No.: Continuance of CUP18-06, CDP 18-008, PKG18-01

Site Location: 1130 Scott Street, Morro Bay, CA

Proposal: On June 4, 2019, Planning Commission continued this item asking for revisions in the plans. The applicant submitted revisions on June 20, 2019 requesting approval for approval of the revised plans: a two-story new building with a 1282 square foot caretaker residence on the 2nd floor and a 1406 square foot commercial space with open parking spaces on the ground floor level. The project requires a parking exception related not providing covered and enclosed residential parking spaces and is requesting approval for in-lieu fees for 3 parking spaces not provided on site. The property is in the C-2/PD/SP zoning district and is not within the appeals jurisdiction of the California Coastal.

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

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/DZt4LkLJ0mY?t=33m27s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=42m50s>

Emily Baranek, Jade Architect/Agent for applicant, presented her report.

Gordon Fox, property owner in Morro Bay, stated he was happy that a project on Scott Street was moving forward. Fox also spoke about the issues on Scott Street, and noted he supports the project.

Sean Green, lot owner on Scott Street, stated any development whatsoever on Scott Street would be providing a public benefit because it's one of the worst streets in Morro Bay. Green supports the project.

Frank Scognamillo stated he owns the property adjacent to the project. Scognamillo stated he approves the project and hopes the Commission will allow the project to move forward.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=52m18s>

The Commissioners presented their questions to the applicant.

Discussion and comments between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=1h6m11s>

Baranek answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/DZt4LkLJ0mY?t=1h7m36s>

MOTION: Commissioner Ingraffia moved to adopt PC Resolution 20-19 for the approval of Conditional Use Permit CUP18-06, Coastal Development Permit CDP18-008 and Parking Exception Permit PKG18-01 for the proposed construction project at 1130 Scott Street, with the additional conditions of parking in lieu fees and lighting schematics to only have internal lit signage and no items or structures over maximum building height. Commissioner Stewart seconded, and the motion passes 4-0.

<https://youtu.be/DZt4LkJ0mY?t=1h8m47s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/DZt4LkJ0mY?t=1h10m53s>

Commissioner Ingraffia presented questions regarding commercial businesses on second floors and requirements for an elevator.

Chairperson Luhr asked staff for status on commercial guidelines.

Vice-Chairperson Lucas spoke of reviewing the General Plan regarding underground utilities.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/DZt4LkJ0mY?t=1h26m49s>

Graham informed the Commission about the 4th Annual SLO County Citizen Planning Academy.

G. ADJOURNMENT

The meeting adjourned at 7:32 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 3, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary