

AGENDA ITEM: A-2

DATE: NOVEMBER 5, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 17, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Joe Ingraffia Susan Stewart Jesse Barron	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/nxS89ldMQdo?t=2m7s>

Commissioner Stewart announce on September 21st, 10 a.m. – 12:00 p.m. there will be a children's art and sale at the Morro Bay Library parking lot.

Commissioner Ingraffia announced the Morro Bay Open Space Alliance will hold their 3rd Annual Block Party at Cerrito Peak (Eagle Rock) on September 21st, 2:30 p.m. – 6 p.m.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/nxS89ldMQdo?t=4m6s>

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

Commissioner Barron presented his question to staff regarding the Planning Processing List.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Vice-Chairperson Lucas seconded, and the motion passes 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.:** CPO-573 and UPO-526
Site Location: 361 Main Street, Morro Bay, CA
Proposal: Application for a Coastal Development Permit (CPO-573) and Conditional Use Permit (UPO-526) for a 183 square foot deck and 395-sf addition to the second floor of an existing 2,128 square foot existing single-family home. The site is a duplex residential property with 2 existing single-family homes located at 361 Main Street in the R-2/PD zone. The project is subject to bluff setback requirements and is 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/nxS89ldMQdo?t=5m37s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi presented the staff report for Nancy Hubbard.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/nxS89ldMQdo?t=14m24s>

Chris Parker, architect for applicant, presented his report.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/nxS89ldMQdo?t=17m17s>

Discussion and comments from the Commissioners.

MOTION: Commissioner Ingraffia moved to approve Coastal Development Permit CPO 573 and Conditional Use Permit UPO-526 and PC Resolution 23-19. Commissioner Stewart seconded, and the motion passes 5-0.
<https://youtu.be/nxS89ldMQdo?t=22m35s>

- B-2 Case No.:** CDP19-033 and CUP19-09
Site Location: 196 Panay Street, Morro Bay, CA
Proposal: Request for Coastal Development Permit (CDP19-033) and Conditional Use Permit (CUP19-09) for construction of a 1,120 sf addition, including an accessory dwelling unit, to an existing non-conforming 1,120 sf single-family residence with an existing detached 400 sf garage. The site is located in an R-1/S.2A Zone outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1(e) and Section 15303, Class 3(a)
Staff Recommendation: Conditionally Approve
Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270
<https://youtu.be/nxS89ldMQdo?t=23m38s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/nxS89ldMQdo?t=32m7s>

Leaha McGee, MBs Land Survey, stated she was helping the applicant with the permitting process.

Jay and Cynthia Friensen, applicant, thanked staff for their help.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/nxS89ldMQdo?t=43m21s>

The Commissioners presented their questions to staff.

Discussion and comments for the Commission.

MOTION: Commissioner Barron moved to approve Coastal Development Permit CDP19-033 and Conditional Use Permit CUP19-09 and PC Resolution 24-19, for the approval of this project. Commissioner Stewart seconded.

The Commission discussed the motion.

MOTION: Commissioner Barron amended the motion to have staff produce verbiage for limiting the rooftop deck structures to below the top of deck railing. Commissioner Stewart concurred, and the motion passes 5-0.

<https://youtu.be/nxS89ldMQdo?t=55m1s>

Planning Condition #10 was added by the Planning Commission.

10. Height Limit for Rooftop Deck Structures: No temporary furniture, landscaping, or construction of any permanent fixture may extend above the top of deck railing.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/nxS89ldMQdo?t=57m48s>

Vice-Chairperson Lucas asked staff about future Planning Commission meetings with City Council.

Commissioner Stewart asked staff about the status of the Sonic Drive-in project.

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 7:01 p.m. to the next special scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on October 1, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary