

AGENDA ITEM: <u> A-2 </u>
DATE: <u> DECEMBER 3, 2019 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 5, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Susan Stewart Joe Ingraffia Jesse Barron	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Senior Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS –

Chairperson Luhr announced there will be a Thanksgiving dinner on November 28th, at the Morro Bay Community Center, from 1-3 PM. Dinner will be free to everyone.

Commissioner Barron announced the Veteran’s of Foreign Wars (VFW) Nipomo branch will be hosting a pancake breakfast on November 10th, 8-10 AM.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/pDzcDFTVZBs?t=3m56s>

- A-1** Current and Advanced Planning Processing List.
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of September 17, 2019.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of October 1, 2019.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart move to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passes 5-0.

<https://youtu.be/pDzcDFTVZBs?t=4m9s>

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.
<https://youtu.be/pDzcDFTVZBs?t=4m29s>

B-1 Case No.: MAJ 19-03 (Modification of UPO481 and CPO544)

Site Location: 210 Atascadero Road, Morro Bay, CA

Project Description: Major Modification of existing Coastal Development Permit and Conditional Use Permit for change in use of an existing 11,840 square foot commercial building located at 210 Atascadero Road, formerly known as the Flippo's Roller Skating facility. The existing approval allows a café, several offices and storage areas as well as a large interior display area for classic and vintage cars and required parking lot improvements. The Modification eliminates the Vintage car display area and replaces it with 6 batting cages and an 1100 square foot arcade area. This project is in the C-VS/PD zoning district and is within the appeals jurisdiction of the California Coastal Commission.

Status Update: Applicant removed the arcade from the application after the project was noticed for public hearing.

CEQA Determination: This project has been deemed exempt from CEQA under Section 15301 related to interior improvements of existing facilities.

Staff Recommendation: Approve the Major Modification of the existing Conditional Use Permit and Coastal Development Permit with Conditions of approval and provide findings and recommendations to City Council for action on the proposed arcade use.

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

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/pDzcDFTVZBs?t=9m55s>

The Commissioners presented their questions to the applicant.

Larry Guesno, applicant answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=18m53s>

Discussion between the Commission.

MOTION: Commissioner Barron moved to approve the application for MAJ19-03, Conditional Use Permit UP0-428 and Coastal Development Permit CP0-544, for change in use of the existing 11,840 square feet, commercial building. Commissioner Stewart seconded, and the motion passes 5-0.

- B-2 Case No.:** CUP19-12 (Conceptual Review)
Site Location: 405 Atascadero Road, Morro Bay, CA
Project Description: Request for conceptual review of a proposed 35-unit affordable housing project on a .94-acre parcel along the Highway 41 (Atascadero Road) frontage road, also bordering on Sunset Ave and Rockview Street. The proposed project will provide affordable housing to 35 families in one, two and three bedroom apartments. The project will be 3 stories in height surrounding a central courtyard and will provide 35 off-street parking spaces. This project will require a conditional use permit, a coastal development permit and a parking exception. The project is in the MCR/R-4/PD/SP zoning district and is not located within the appeals jurisdiction of the California Coastal Commission.
CEQA Determination: Not Exempt, Initial Study required
Staff Recommendation: Project is being reviewed for discussion purposes only and no decision will be rendered. Commission to provide input and comment on project design.
Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211
<https://youtu.be/pDzcDFTVZBs?t=20m33s>

Hubbard notified the Commissioners that additional public comments were received. Commissioners received copies & additional copier were placed on the table for the public.

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Stewart spoke to Patti Dunton, Salinan Tribal Administrator and Valerie Levulett, Cal Trans archeologist.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=34m15s>

Scott Smith, Executive Director of Housing Authority of San Luis Obispo (HASLO), updated the Commissioners on affordable housing.

Thom Jess, Arris Studio Architects presented his report.

Darryl Griggs stated he owns the trailer property next to the project. Griggs stated his concerns with the project.

Betty Winholtz, Morro Bay resident, stated her concerns with the project.

Iantha Miner, Morro Bay resident, stated her concerns with the project.

Charles Harkins, Morro Bay resident, stated his concerns with the project.

Charles Arnold stated he lives in the mobile home park near the project. Arnold stated his concerns with the project.

Worthington Vogel stated he is a new resident to Morro Bay and moved here because Morro Bay is a small community.

The Commissioners presented their questions to the applicant.

Smith went through the screening process for new tenants.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=1h29m31s>

- B-3 Case No.:** Precise Plan #CUP19-11 (Harborwalk Plaza)
Site Location: 833 Embarcadero, Morro Bay, CA
Project Description: Precise Plan approval (#CUP19-11) of Conditional Use Permit for demolition of 6,687sf two-story visitor-serving building. Construct new 7,994sf two-story 25-foot tall building to include ground floor retail and restaurant uses, with 8 boutique hotel rooms on the second floor. Project also proposes to replace the existing side-tie dock and gangway, remove 9 existing wood piles and replace with 9 new piles; construct public access improvements including extension of bayside Harborwalk access, outdoor seating, public restrooms, redesigned children’s play area as public benefit. The project is located in the WF/PD/S.4 zoning district and is subject to the Waterfront Master Plan. The project site is located in the original jurisdiction of the California Coastal Commission (CDP #3-19-0011).
CEQA Determination: Categorically exempt Section 15302, Class 2b
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577
<https://youtu.be/pDzcDFTVZBs?t=2h6m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=2h36m15s>

Cherise Hanson, applicant, presented her presentation of the project.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=2h56m2s>
Discussion between the Commissioners.

MOTION: Commissioner Ingraffia moved to approve PC Resolution 28-19 with the amendment to Planning Condition # 9, prohibiting internally illuminated exterior signs. Commissioner Barron seconded, and the motion passes 5-0.
<https://youtu.be/pDzcDFTVZBs?t=3h6m21s>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 5, 2019

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/pDzcDFTVZBs?t=3h7m25s>

Commissioner Stewart informed the Commission that she is on a committee who will be looking at the short-term rental ordinance for the City.

Commissioner Barron announced there will be a special WRFCAC meeting on Wednesday, November 20th, 3-5 PM at the Veteran’s Memorial Hall.

Vice-Chairperson Lucas asked staff to give an update for the General Plan.

- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
<https://youtu.be/pDzcDFTVZBs?t=3h14m20s>

Graham updated the Commissioners on the vacation rental monitoring and EV Charging Stations for City properties.

- G. ADJOURNMENT
The meeting adjourned at 9:17 p.m. to the next special scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on November 19, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary