

AGENDA ITEM: <u> A-3 </u>
DATE: <u> FEBRUARY 4, 2020 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 17, 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 Willow Urquidi Nancy Hubbard	Community Development Director Assistant Planner Contract Planner

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

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/KAGovGz7oKM?t=2m10s>

Commissioner Stewart asked staff if the Vistra project will be presented to the Commission.

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

MOTION: Vice-Chairperson Lucas moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 5-0.
<https://youtu.be/KAGovGz7oKM?t=2m55s>

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/KAGovGz7oKM?t=3m15s>

- B-1 Case No.:** Appeal of CDP19-035
Site Location: 450 Oahu Street, Morro Bay, CA
Project Description: A continued public hearing for appeal of Administrative Coastal Development Permit (CDP19-035) for conversion of a 275 sf attached garage into a 213 sf. accessory dwelling unit and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All proposed work is within the garage building footprint and there are no proposed changes to the existing primary residence. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3a.
Staff Recommendation: Deny the appeal and uphold the Director’s approval.
Staff Contact: Willow Urquidi, Assistant Planner (805) 772-6270

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner spoke with architect Chris Parker.

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/KAGovGz7oKM?t=17m18s>

Chris Barber stated he lives across from the project & stated his concerns regarding the project.

Ron Schmidt the applicant’s property manager stated the owner’s goal was to provide nice rentals for local families and appreciates the neighbors for their concerns. Schmidt stated the family who lives there will be paying for the extra unit and Schmidt would provide his contact information to the neighbors if they have questions.

Ray Zelenski, a Morro Bay resident who lives near the project provided the Commission with questions regarding the project.

Valerie Johnson stated she lives next door to the project, spoke to the Commission about her concerns about the project.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/KAGovGz7oKM?t=34m48s>

The Commission presented their questions to staff.

Comments from the Commissioners.

MOTION: Commissioner Barron moved to deny the appeal for the Administrative Coastal Development Permit CDP19-035 for the conversion of a 275 sf. attached garage into a 213 sf. accessory dwelling unit. Commissioner Stewart seconded, and the motion passes 5-0.
<https://youtu.be/KAGovGz7oKM?t=46m34s>

- B-2 Case No.:** CUP19-08/CDP19-032
Site Location: 1078 Monterey Ave, Morro Bay, CA
Project Description: Coastal Development Permit and Conditional Use Permit for the addition of a 526 square foot residential dwelling above an existing accessory building in a mobile home park. The new residential unit will include 2 covered parking spaces. The addition will meet all the development standards for the zone. This project is located in an R-4 zone and is not located in the Coastal Commission appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3a.
Staff Recommendation: Approve with Conditions
Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211
<https://youtu.be/KAGovGz7oKM?t=47m50s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/KAGovGz7oKM?t=56m36s>

Jeff Borges, applicant stated they are building affordable homes and per City ordinance the unit does not require fire sprinklers.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/KAGovGz7oKM?t=1h7m32s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved the Commission approve the application for the Conditional Use Permit CUP19-08 and Coastal Development Permit CDP19-032 for a proposed 526 square foot dwelling to be constructed as a second floor over an expanded existing accessory building with modification to fire condition # 3. Vice Chairperson Lucas seconded, and the motion passes 5-0.
<https://youtu.be/KAGovGz7oKM?t=1h16m29s>

C. NEW BUSINESS

<https://youtu.be/KAGovGz7oKM?t=1h18m6s>

Commissioner Barron requested to agendaize a discussion regarding fire sprinkler requirements.

Chairperson Luhr would like to have a discussion on unpermitted projects.

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/KAGovGz7oKM?t=1h32m1s>

Commissioner Barron notified everyone the Water Reclamation Facility Citizen Advisory Committee (WRFCAC) has been dissolved & the tasks will be handed over to the Public Works Advisory Board (PWAB). Barron noted the PWAB is looking for new members.

Graham noted all openings for advisory boards are posed on the City's website, and the applications will go to the City Clerks office.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE
<https://youtu.be/KAGovGz7oKM?t=1h33m4s>

Graham notified the Commissioners of the upcoming Planning Commissioners Academy in Sacramento on March 4th – 6th.

G. ADJOURNMENT

The meeting adjourned at 7:41 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 7, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary