



AGENDA NO: B-1
MEETING DATE: January 3, 2017

Staff Report

TO: Planning Commissioners **DATE:** December 20, 2016

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Continued review from September 6, 2016, of a request to approve Coastal Development Permit (CP0-500), Conditional Use Permit (UP0-440) and a Mitigated Negative Declaration for demolition and removal of tanks, piping, pump equipment, tank foundations and shotcrete at 3300 Panorama. The project is located partially within the Coastal Commission Appeals Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 2-17 which includes findings for adoption of the Mitigated Negative Declaration and findings, conditions, and environmental mitigation measures for approval of the project.

APPLICANT: Chris Mathys, agent for owners, Rhine L.P. and CVI Group, LLC

ADDRESS/APN: 3300 Panorama Drive / 065-038-001

PREVIOUS REVIEW:

The proposed demolition project was previously reviewed by the Planning Commission at a public hearing on September 6, 2016. Project review was continued to October 4, 2016. At the applicant's request, review was subsequently continued to December 6, 2016, to enable an on-site neighborhood meeting, sponsored by the applicant, which took place on October 17, 2016. Due to a noticing error, the Planning Commission was not able to hold a public hearing on December 6th. Instead, the Commission heard a staff presentation, presentations by project consultants and contractors, and public comments. The applicant was not present. At the meeting, Commissioners had the opportunity to ask questions of staff and project representatives, but did not deliberate and did not take any action on the project. The meeting can be viewed online at <https://www.youtube.com/watch?v=xENgTSszN1U>.

PROJECT DESCRIPTION / DISCUSSION: Please refer to the attached staff report prepared for the December 6, 2016 meeting for a discussion of the project, setting, and project-related issues.

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Prepared By: WM

Department Review: SG

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on December 23, 2016, and property owners and occupants of record within 1,000 feet of the project site were notified via postcard of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with two public notice signs.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit CP0-500 and Conditional Use Permit UP0-440 for the proposed demolition of tanks and associated pumps, piping, and concrete at 3300 Panorama Drive, as depicted in the demolition site plan submitted to the City on November 28, 2016, by adopting Planning Commission Resolution 2-17 which includes the Findings for adoption of the Mitigated Negative Declaration and Findings, Mitigation Measures, and Conditions of Approval for the project.

ATTACHMENTS:

1. Planning Commission Resolution 2-17
2. 12-6-16 Planning Commission staff report and associated exhibits

Planning Commissioner packets include:

Full-sized plans

Project-related documents available on the City of Morro Bay website at <http://www.morro-bay.ca.us/842/Current-Planning-Projects>